HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2015

Highlights

- Housing starts in the Vancouver CMA trended lower in May 2015;
- Actual year-to-date levels of both single-detached and multiples starts in the Vancouver CMA increased over 2014 levels; and
- Housing starts in the Abbotsford-Mission CMA trended higher in May at 582 units compared to 549 units in April 2015.

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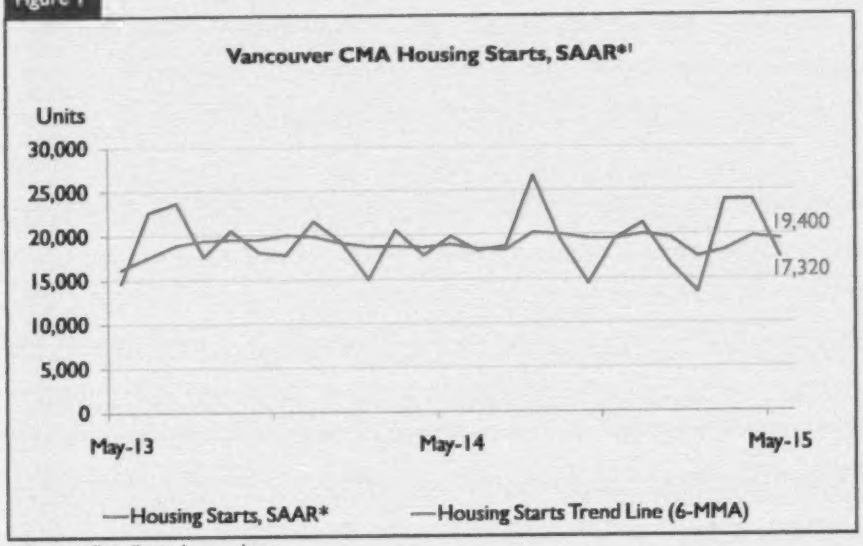

* Seasonally adjusted annual rate

Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,400 units in May 2015 compared to 19,765 in April 2015 (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)1 of housing starts.

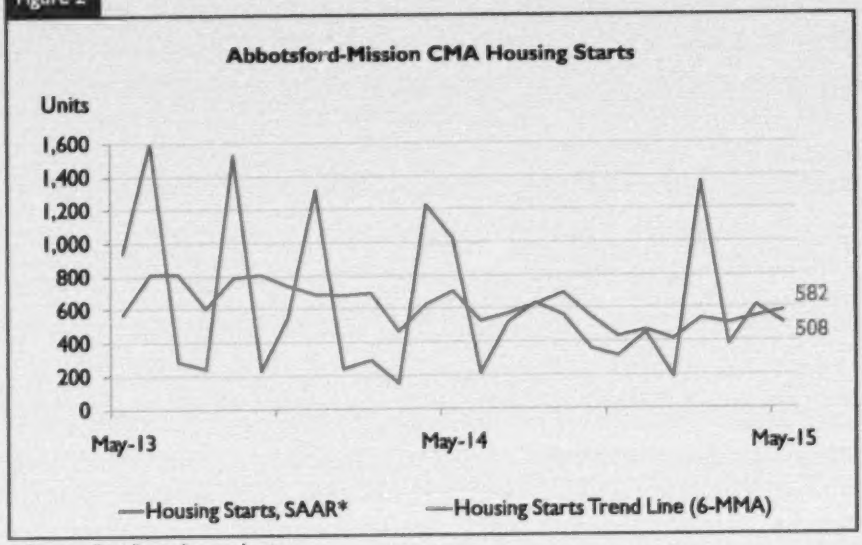
Actual year-to-date housing starts totalled to 7,767 in May 2015, a three per cent increase compared to last year. Close to 77 percent of the total starts were multiple-family units and the remaining were single-detached units. The new construction activity was driven mostly by condominium starts in the cities of Vancouver and Surrey.

There were 26,204 new homes under construction in the Vancouver CMA as of May 2015, up from 24,003 units a year earlier. Nearly three-quarter of these homes were apartments, while single-detached units made up 16 per cent of all units under construction. The pick-up in the number of new homes under construction reflects the higher levels of housing starts recorded over the past year.

Despite the increase in the number of starts and units under construction, the current available supply of homes is slightly lower than it was last year due to fewer completions. At 6,256, the year-to-date number of completed units is seven per cent below last year's number. Meanwhile, the number of completed and unabsorbed units has been on a constant decline since December 2014 and currently sits at 2,718 units, 25 per cent lower than it was in May of last year. In parallel, the year-to-date number of absorbed units (new home sales) was nearly nine per cent below last year's number, with 5,637 units from January to May of 2015.

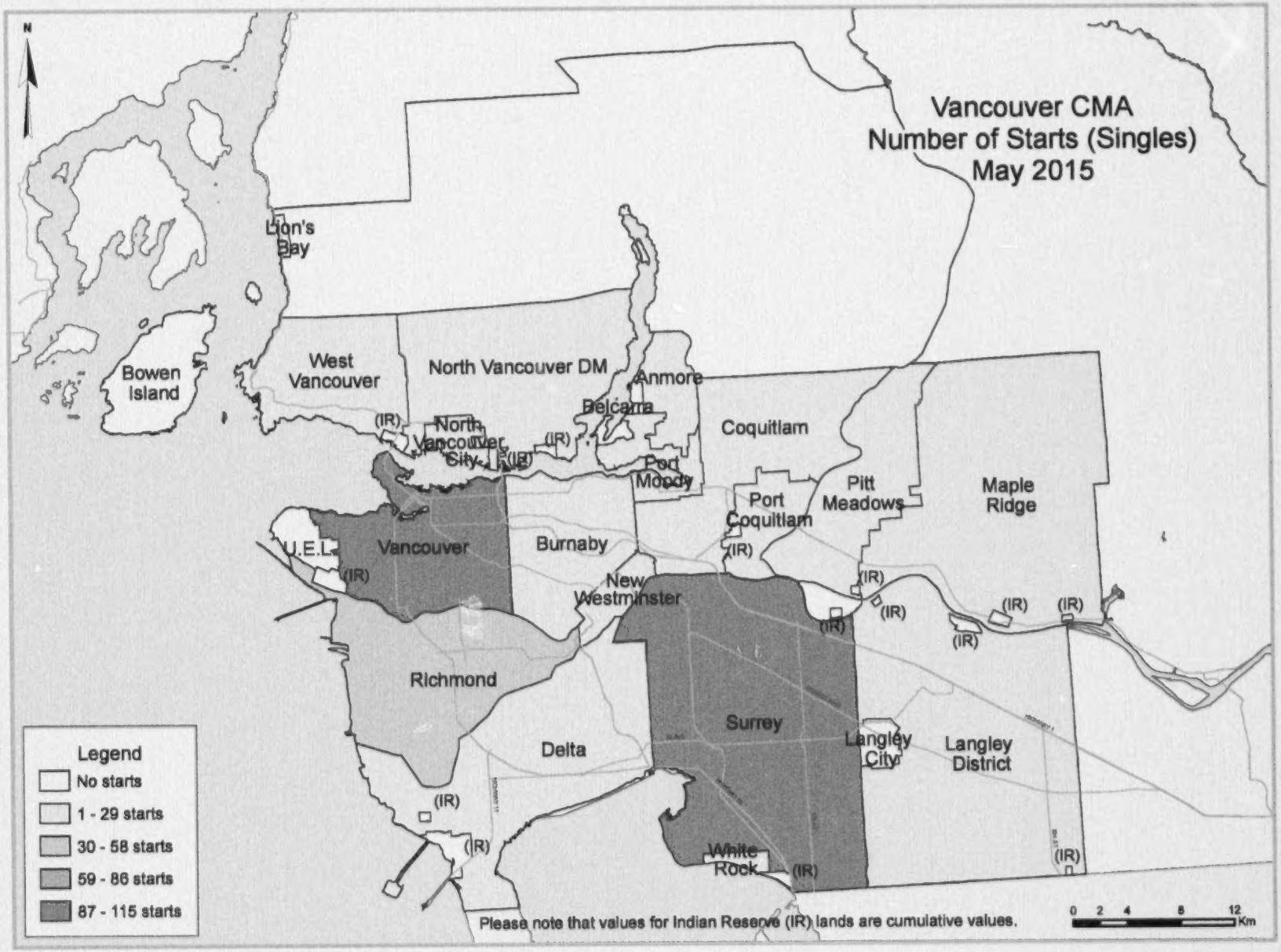
Housing starts in the Abbotsford-Mission CMA were trending at 582 units (SAAR) in May, compared to 549 units in April. During the first five months of 2015, an increase in the actual number of single-detached and town home starts compared to last year was partially offset by a decline in apartment starts, bringing the total to 244, seven units above last year's number.

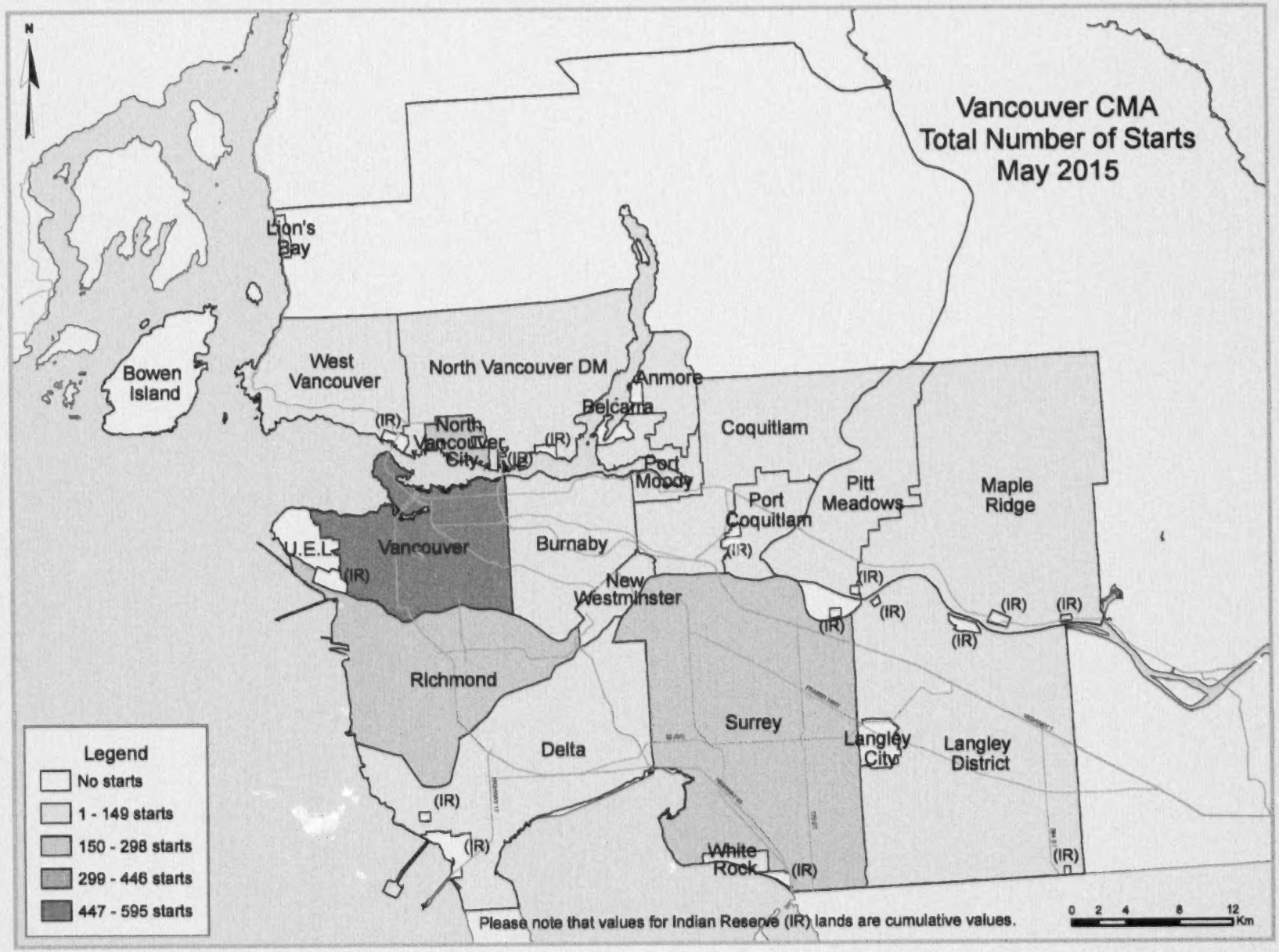
Figure 2

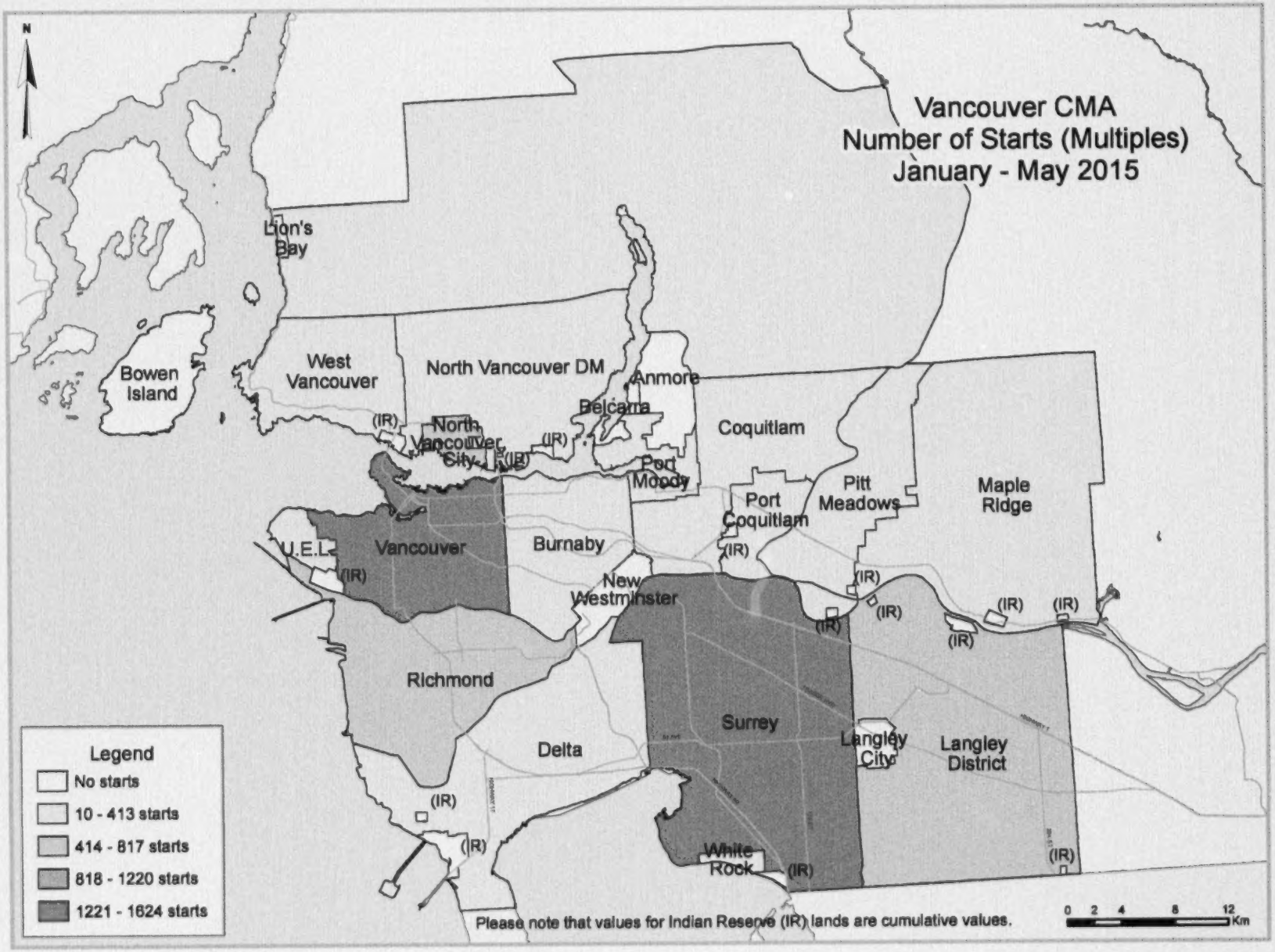


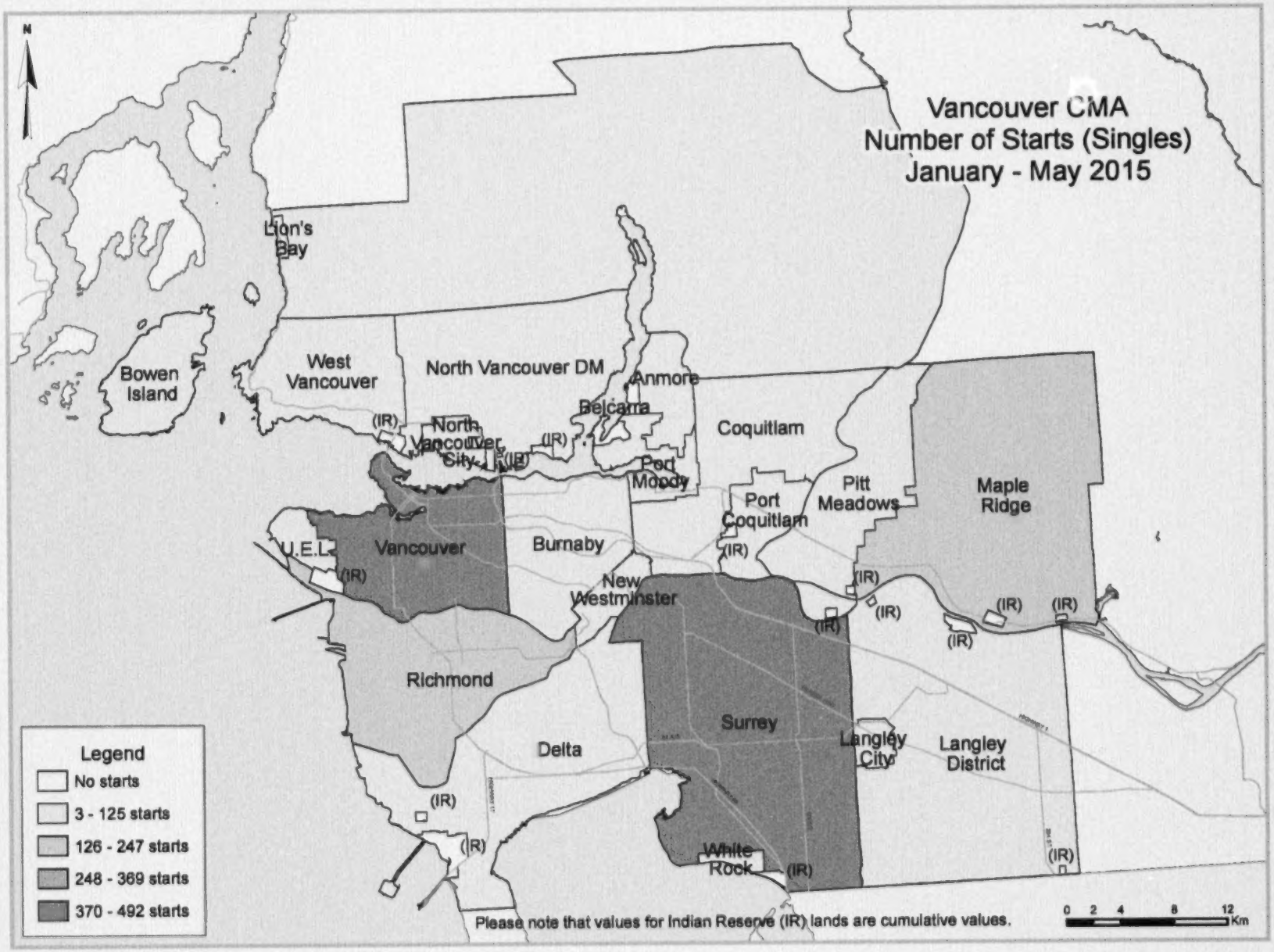
* Seasonally adjusted annual rate
Source: CMHC

Vancouver CMA
Number of Starts (Multiples)
May 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
4 - 124 starts
125 - 245 starts
246 - 366 starts
367 - 487 starts
0 2 4 8 12 Km
N

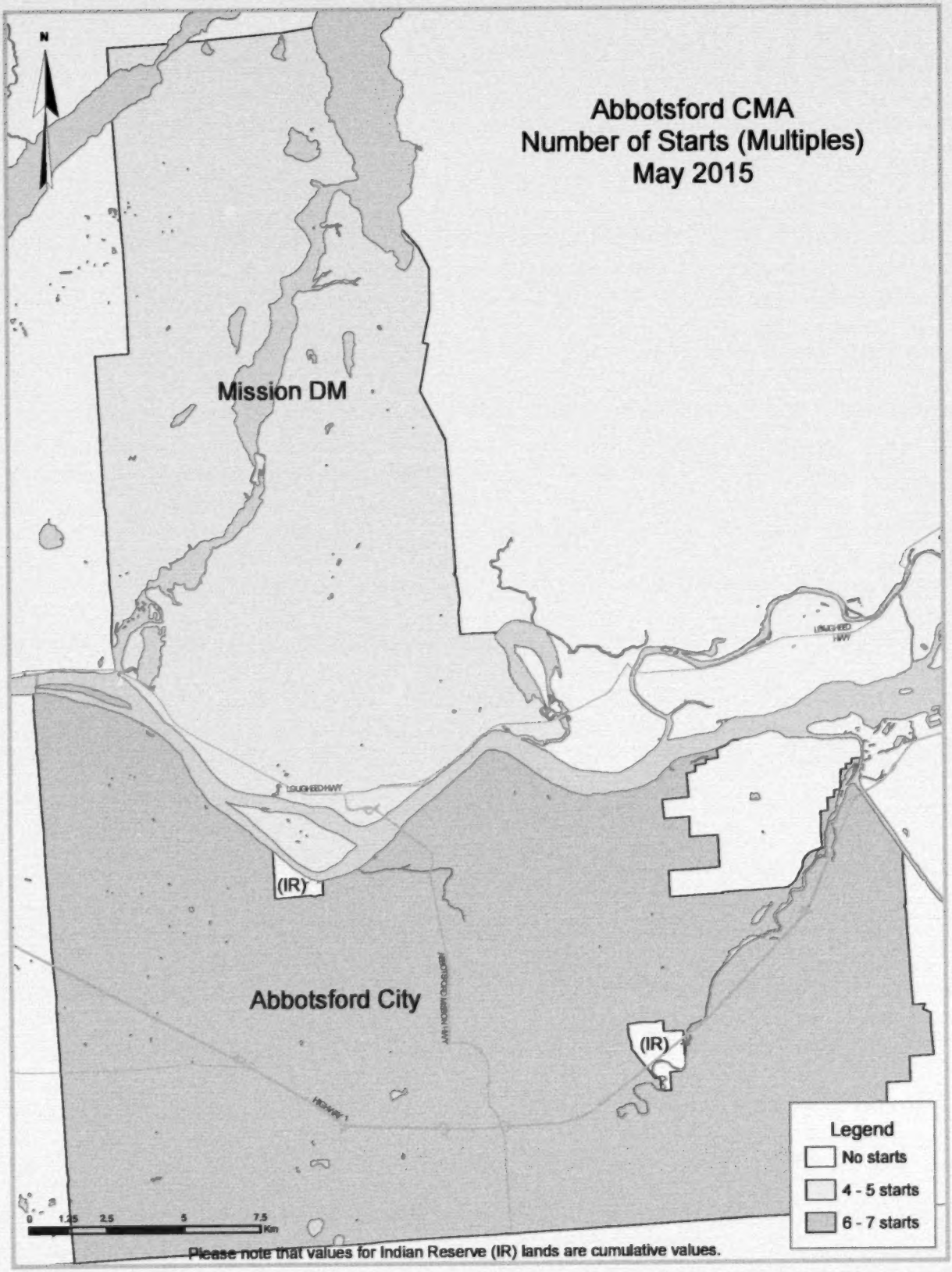

Vancouver CMA
Number of Starts (Singles)
May 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 29 starts
30 - 58 starts
59 - 86 starts
87 - 115 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

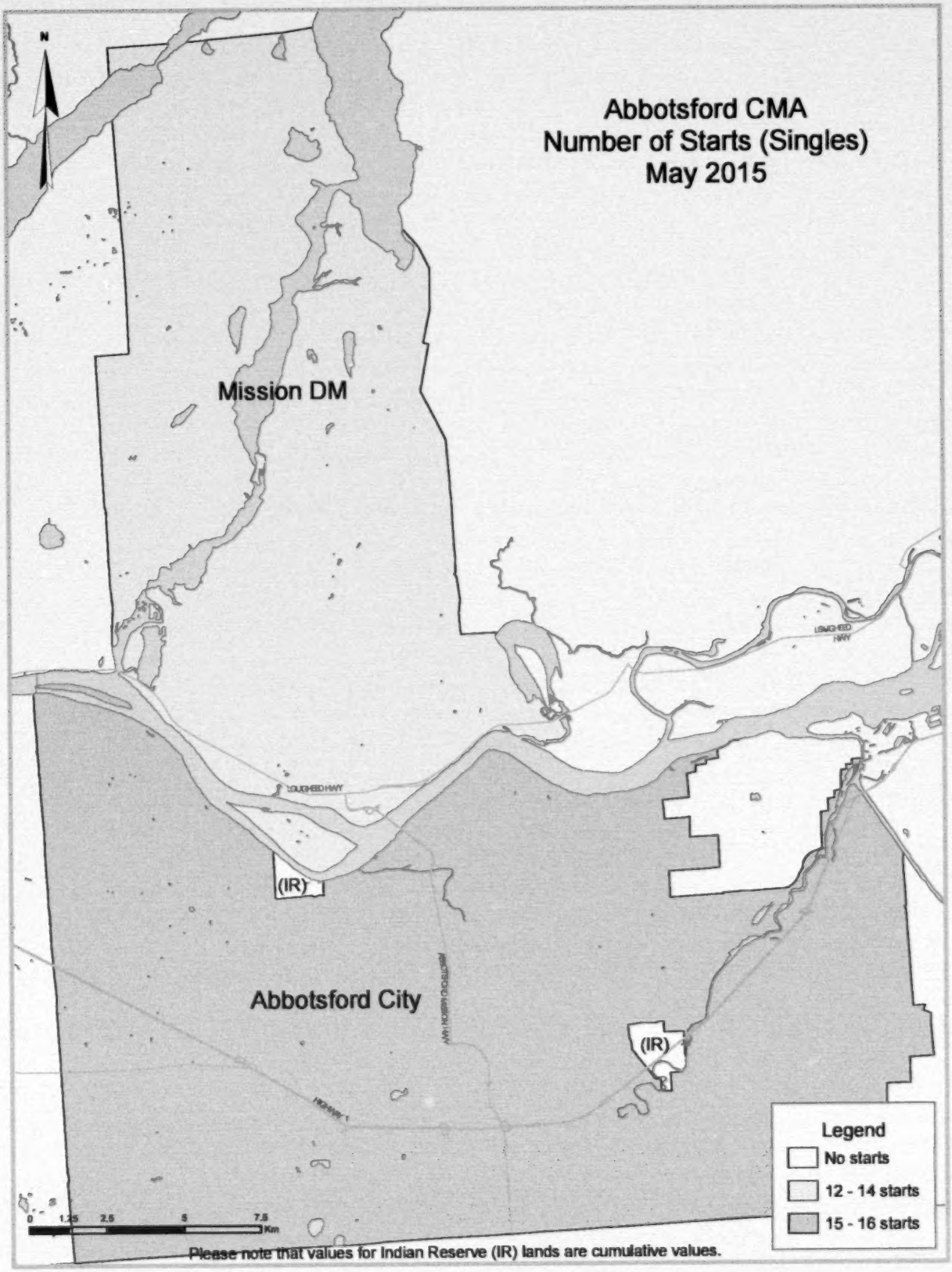

Vancouver CMA
Total Number of Starts
May 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 149 starts
150 - 298 starts
299 - 446 starts
447 - 595 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

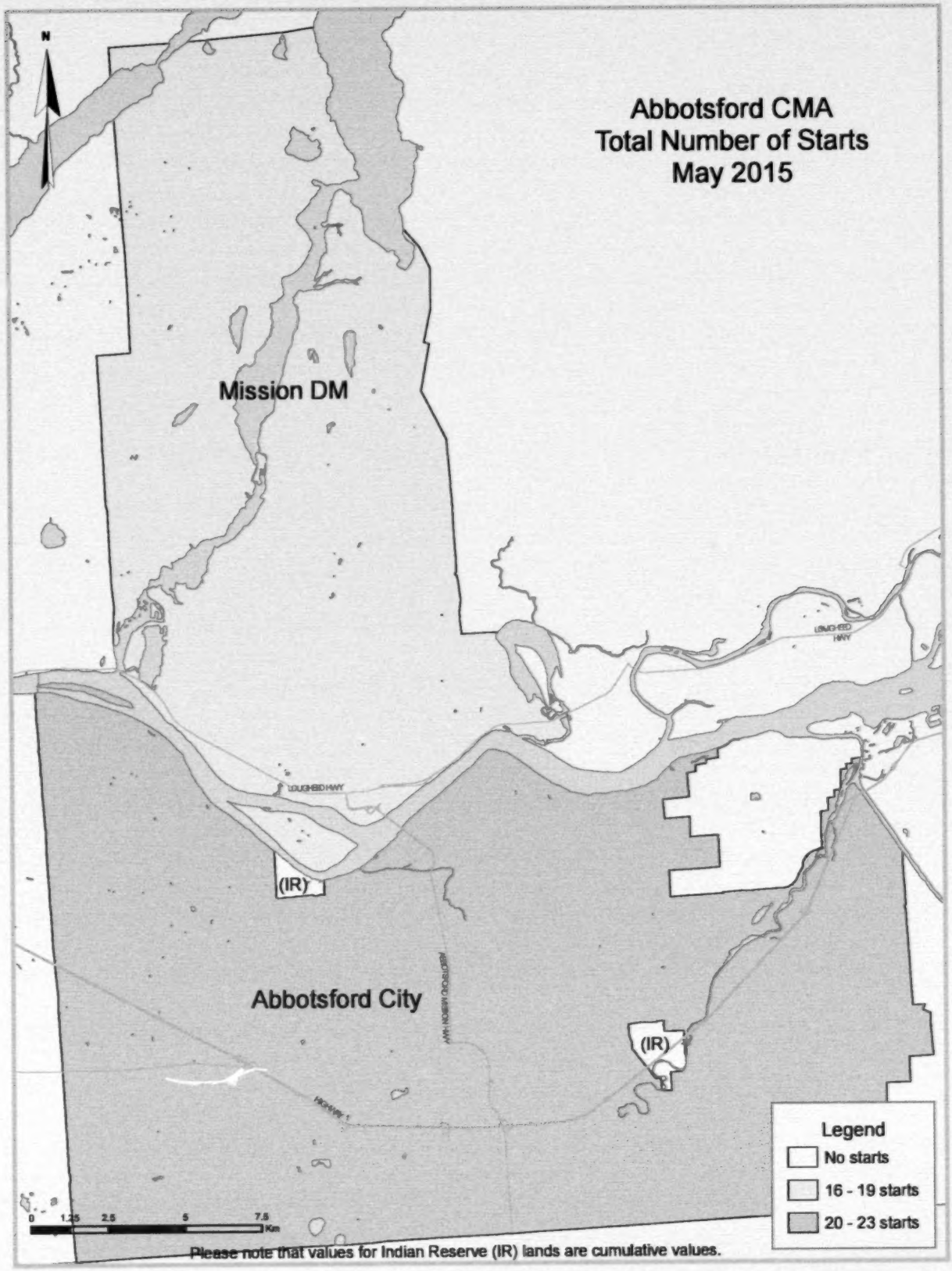

Vancouver CMA
Number of Starts (Multiples)
January - May 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
10 - 413 starts
414 - 817 starts
818 - 1220 starts
1221 - 1624 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

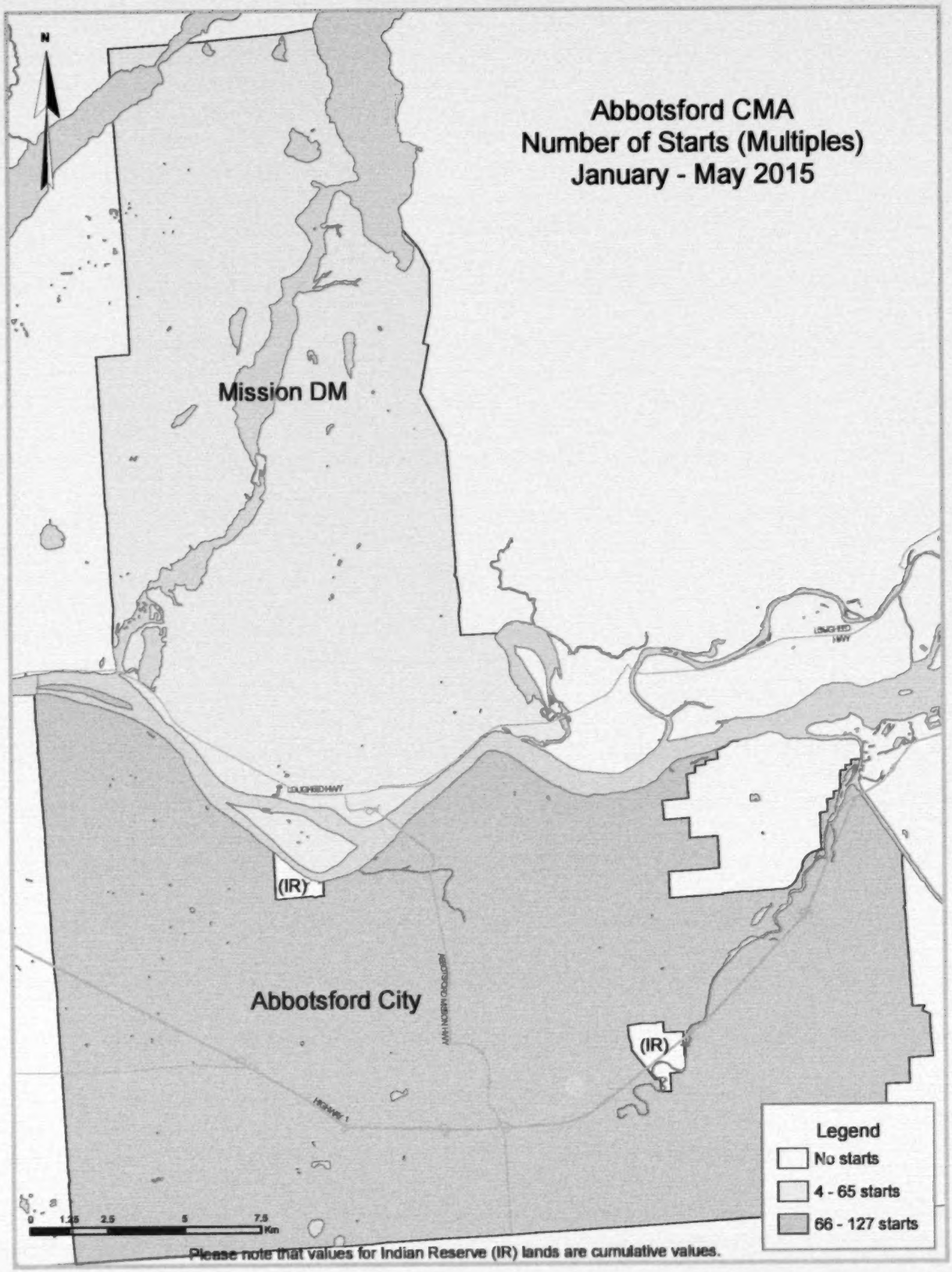

Vancouver CMA
Number of Starts (Singles)
January - May 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
3 - 125 starts
126 - 247 starts
248 - 369 starts
370 - 492 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

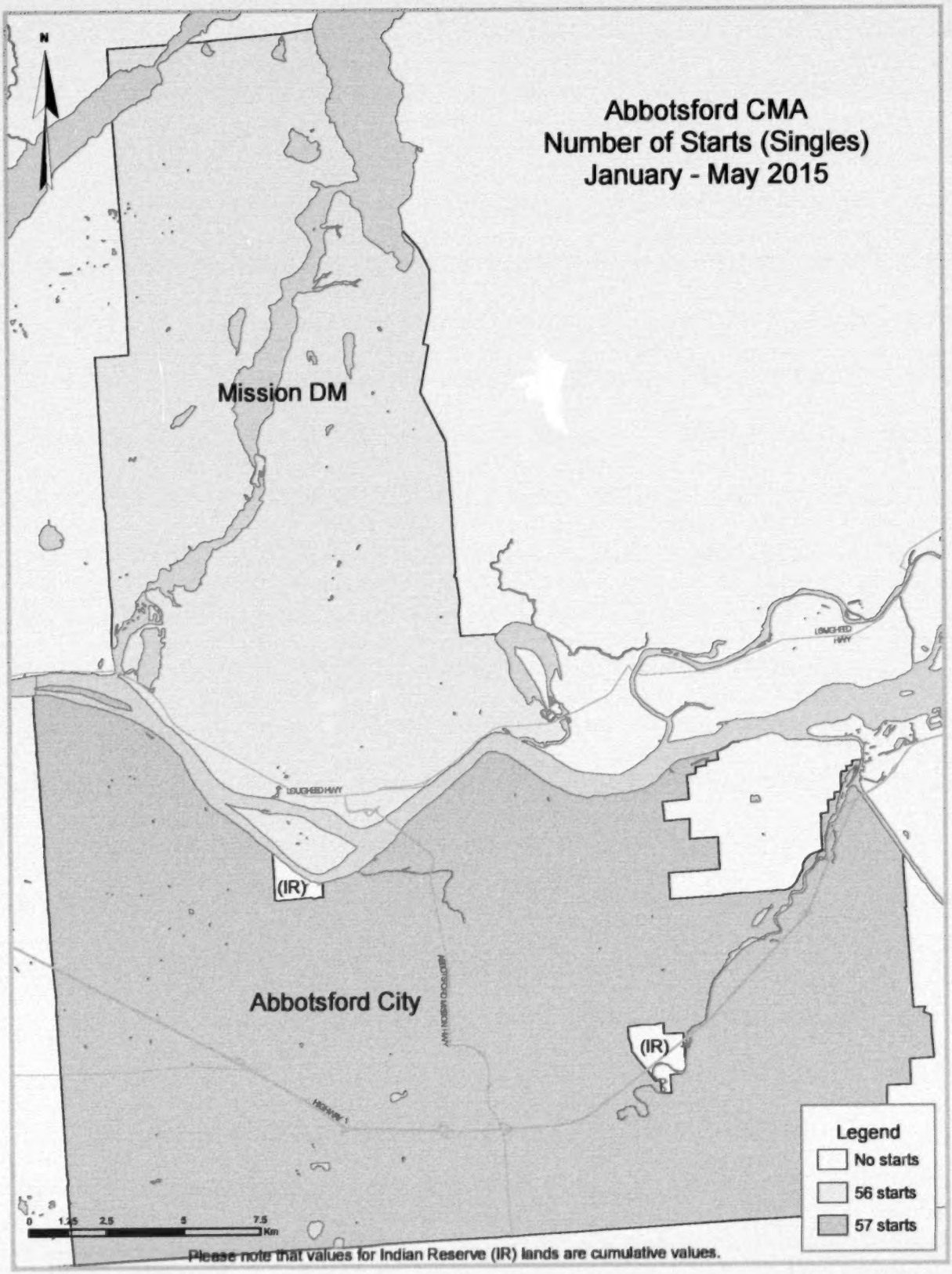
Vancouver CMA
Total Number of Starts
January - May 2015
Legend
No starts
3 - 506 starts
507 - 1009 starts
1010 - 1512 starts
1513 - 2015 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
North Vancouver City
Belcarra
Anmore
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
Vancouver
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)

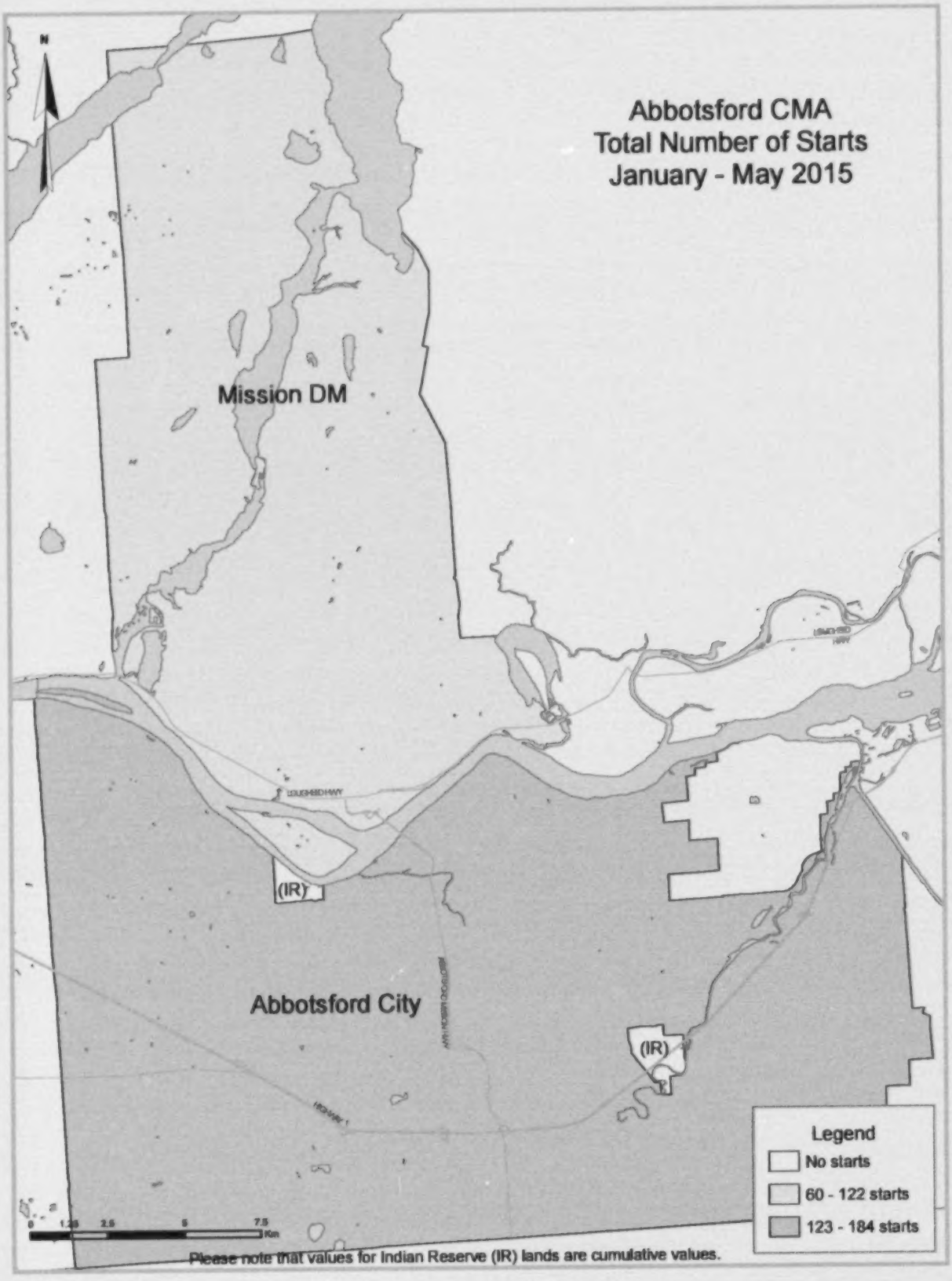

Abbotsford CMA
Number of Starts (Multiples)
May 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
HIGHWAY 1
0 1.25 2.5 5 7.5 Km
Legend
No starts
4 - 5 starts
6 - 7 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
May 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD-MISSION HWY
HOPE-PVR
0 1.25 2.5 5 7.5 Km
Legend
No starts
12 - 14 starts
15 - 16 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
May 2015
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD-MISSION HWY
HIGHWAY 1
0 1.25 2.5 5 7.5 Km
Legend
No starts
16 - 19 starts
20 - 23 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - May 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
4 - 65 starts
66 - 127 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - May 2015
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
Abbotsford City
ABBOTSFORD MISSION HWY
(IR)
HIGHWAY 1
Legend
No starts
56 starts
57 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - May 2015
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
60 - 122 starts
123 - 184 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2015		
Vancouver CMA[1]	April 2015	May 2015
Trend[2]	19,765	19,400
SAAR	23,914	17,320
	May 2014	May 2015
Actual		
May - Single-Detached	388	400
May - Multiples	1,306	1,081
May - Total	1,694	1,481
January to May - Single-Detached	1,600	1,772
January to May - Multiples	5,941	5,995
January to May - Total	7,541	7,767

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2015	356	32	0	10	122	381	34	546	1,481
May 2014	336	24	0	0	194	953	52	135	1,694
% Change	6.0	33.3	n/a	n/a	-37.1	-60.0	-34.6	**	-12.6
Year-to-date 2015	1,560	144	8	25	914	3,590	187	1,339	7,767
Year-to-date 2014	1,406	104	102	9	1,100	3,511	185	1,124	7,541
% Change	11.0	38.5	-92.2	177.8	-16.9	2.3	1.1	19.1	3.0
UNDER CONSTRUCTION									
May 2015	3,807	294	8	35	2,063	15,932	367	3,698	26,204
May 2014	3,351	266	17	16	2,334	14,711	344	2,964	24,003
% Change	13.6	10.5	-52.9	118.8	-11.6	8.3	6.7	24.8	9.2
COMPLETIONS									
May 2015	313	32	0	4	223	726	28	453	1,779
May 2014	240	26	0	1	230	496	33	119	1,145
% Change	30.4	23.1	n/a	**	-3.0	46.4	-15.2	**	55.4
Year-to-date 2015	1,352	134	0	7	1,139	2,495	149	980	6,256
Year-to-date 2014	1,392	208	14	4	857	3,209	170	882	6,736
% Change	-2.9	-35.6	-100.0	75.0	32.9	-22.2	-12.4	11.1	-7.1
COMPLETED & NOT ABSORBED									
May 2015	813	96	0	12	408	1,389	n/a	n/a	2,718
May 2014	1,099	93	9	5	585	1,847	n/a	n/a	3,638
% Change	-26.0	3.2	-100.0	140.0	-30.3	-24.8	n/a	n/a	-25.3
ABSORBED									
May 2015	330	32	0	1	294	729	n/a	n/a	1,386
May 2014	290	29	3	0	276	568	n/a	n/a	1,166
% Change	13.8	10.3	-100.0	n/a	6.5	28.3	n/a	n/a	18.9
Year-to-date 2015	1,554	141	0	8	1,310	2,624	n/a	n/a	5,637
Year-to-date 2014	1,627	225	29	7	926	3,354	n/a	n/a	6,168
% Change	-4.5	-37.3	-100.0	14.3	41.5	-21.8	n/a	n/a	-8.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
May 2015	21	10	0	0	0	0	0	17	48
May 2014	17	8	0	0	0	307	0	7	339
Delta									
May 2015	5	0	0	0	0	0	0	4	9
May 2014	9	0	0	0	8	0	0	6	23
Langley									
May 2015	14	0	0	3	36	0	1	7	61
May 2014	22	4	0	0	10	0	2	10	48
Maple Ridge / Pitt Meadows									
May 2015	30	0	0	0	0	0	0	0	30
May 2014	28	4	0	0	0	0	0	0	32
New Westminster									
May 2015	6	0	0	0	0	0	0	0	6
May 2014	2	2	0	0	0	0	0	0	4
North Vancouver									
May 2015	18	0	0	0	0	60	1	130	209
May 2014	10	0	0	0	8	0	0	7	25
Richmond									
May 2015	39	0	0	0	14	136	0	8	197
May 2014	22	0	0	0	0	265	0	4	291
Surrey									
May 2015	106	0	0	5	58	0	4	44	217
May 2014	84	2	0	0	143	65	8	35	337
Tri-Cities									
May 2015	20	0	0	0	14	28	1	14	77
May 2014	40	0	0	0	6	237	1	20	304
University Endowment Lands									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	3	0	0	0	0	0	0	0	3
Vancouver City									
May 2015	81	20	0	0	0	149	27	318	595
May 2014	65	4	0	0	19	79	38	41	246
West Vancouver									
May 2015	7	0	0	2	0	8	0	0	17
May 2014	8	0	0	0	0	0	0	0	8
White Rock									
May 2015	6	2	0	0	0	0	0	4	12
May 2014	7	0	0	0	0	0	3	5	15
First Nations									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	15	0	0	0	0	0	0	0	15
Vancouver CMA									
May 2015	356	32	0	10	122	381	34	546	1,481
May 2014	336	24	0	0	194	953	52	135	1,694

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
May 2015	326	80	0	0	49	2,342	0	207	3,004
May 2014	266	62	0	0	224	3,015	0	17	3,584
Delta									
May 2015	122	2	0	0	100	77	2	130	433
May 2014	110	6	0	1	72	88	1	56	334
Langley									
May 2015	201	2	5	9	265	329	1	187	999
May 2014	199	6	4	7	322	176	4	135	853
Maple Ridge / Pitt Meadows									
May 2015	266	10	0	0	223	233	4	0	736
May 2014	139	12	0	0	102	419	2	0	674
New Westminster									
May 2015	47	2	0	0	32	600	0	0	681
May 2014	59	6	0	0	89	604	0	0	758
North Vancouver									
May 2015	196	20	0	0	152	851	7	430	1,656
May 2014	182	10	0	0	13	772	2	259	1,238
Richmond									
May 2015	391	6	0	6	171	2,854	9	232	3,669
May 2014	269	14	0	0	192	1,483	11	221	2,190
Surrey									
May 2015	745	6	0	14	717	1,713	26	351	3,572
May 2014	674	8	0	8	1,003	818	43	265	2,819
Tri-Cities									
May 2015	233	6	3	2	224	1,074	7	157	1,706
May 2014	262	4	12	0	177	1,554	5	145	2,159
University Endowment Lands									
May 2015	18	0	0	0	11	340	0	0	369
May 2014	16	0	0	0	0	0	0	94	110
Vancouver City									
May 2015	915	154	0	2	82	5,306	309	1,950	8,718
May 2014	849	136	1	0	102	5,586	270	1,727	8,671
West Vancouver									
May 2015	221	2	0	2	24	113	0	0	362
May 2014	217	2	0	0	24	99	1	0	343
White Rock									
May 2015	77	4	0	0	0	100	0	52	233
May 2014	63	0	0	0	14	97	5	43	222
First Nations									
May 2015	4	0	0	0	0	0	1	0	5
May 2014	15	0	0	0	0	0	0	0	15
Vancouver CMA									
May 2015	3,807	294	8	35	2,063	15,932	367	3,698	26,204
May 2014	3,351	266	17	16	2,334	14,711	344	2,964	24,003

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
May 2015	19	22	0	0	0	464	0	11	516
May 2014	21	8	0	0	28	0	0	0	57
Delta									
May 2015	18	0	0	0	8	0	0	8	34
May 2014	5	0	0	0	0	0	0	4	9
Langley									
May 2015	25	0	0	0	44	0	0	13	82
May 2014	20	0	0	0	26	165	2	11	224
Maple Ridge / Pitt Meadows									
May 2015	23	0	0	0	12	0	0	75	110
May 2014	21	0	0	0	17	0	0	0	38
New Westminster									
May 2015	8	0	0	0	33	0	0	0	41
May 2014	1	0	0	0	5	0	0	0	6
North Vancouver									
May 2015	6	0	0	0	17	0	3	4	30
May 2014	9	0	0	0	0	0	0	3	12
Richmond									
May 2015	27	4	0	0	28	126	0	154	339
May 2014	26	0	0	1	56	66	0	12	161
Surrey									
May 2015	80	0	0	0	65	65	0	38	248
May 2014	59	2	0	0	68	0	3	17	149
Tri-Cities									
May 2015	16	0	0	4	6	71	2	7	106
May 2014	10	2	0	0	23	0	3	3	41
University Endowment Lands									
May 2015	0	0	0	0	0	0	0	94	94
May 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2015	54	6	0	0	10	0	23	41	134
May 2014	43	14	0	0	3	256	23	66	405
West Vancouver									
May 2015	22	0	0	0	0	0	0	0	22
May 2014	9	0	0	0	0	9	0	0	18
White Rock									
May 2015	10	0	0	0	0	0	0	8	18
May 2014	8	0	0	0	4	0	1	3	16
First Nations									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2015	313	32	0	4	223	726	28	453	1,779
May 2014	240	26	0	1	230	496	33	119	1,145

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
May 2015	53	29	0	0	8	166	n/a	n/a	256
May 2014	87	30	0	0	13	63	n/a	n/a	193
Delta									
May 2015	20	0	0	0	8	24	n/a	n/a	52
May 2014	20	2	0	1	10	11	n/a	n/a	44
Langley									
May 2015	36	0	0	2	40	89	n/a	n/a	167
May 2014	62	0	0	0	78	149	n/a	n/a	289
Maple Ridge / Pitt Meadows									
May 2015	51	2	0	0	25	98	n/a	n/a	176
May 2014	101	2	0	0	20	109	n/a	n/a	232
New Westminster									
May 2015	9	0	0	0	52	27	n/a	n/a	88
May 2014	14	2	0	0	5	109	n/a	n/a	130
North Vancouver									
May 2015	27	6	0	0	22	138	n/a	n/a	193
May 2014	31	1	3	0	26	251	n/a	n/a	312
Richmond									
May 2015	130	2	0	2	34	133	n/a	n/a	301
May 2014	191	1	1	4	91	135	n/a	n/a	423
Surrey									
May 2015	130	2	0	2	179	270	n/a	n/a	583
May 2014	183	1	0	0	271	382	n/a	n/a	837
Tri-Cities									
May 2015	54	0	0	4	10	143	n/a	n/a	211
May 2014	81	5	1	0	22	187	n/a	n/a	296
University Endowment Lands									
May 2015	0	0	0	0	1	2	n/a	n/a	3
May 2014	0	0	0	0	1	33	n/a	n/a	34
Vancouver City									
May 2015	261	54	0	2	16	284	n/a	n/a	617
May 2014	284	48	4	0	39	354	n/a	n/a	729
West Vancouver									
May 2015	23	0	0	0	2	2	n/a	n/a	27
May 2014	20	0	0	0	0	7	n/a	n/a	27
White Rock									
May 2015	16	1	0	0	10	13	n/a	n/a	40
May 2014	14	1	0	0	9	57	n/a	n/a	81
First Nations									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2015	813	96	0	12	408	1,389	n/a	n/a	2,718
May 2014	1,099	93	9	5	585	1,847	n/a	n/a	3,638

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
May 2015	22	18	0	0	37	308	n/a	n/a	385
May 2014	20	12	0	0	28	48	n/a	n/a	108
Delta									
May 2015	12	0	0	0	7	0	n/a	n/a	19
May 2014	8	2	0	0	0	0	n/a	n/a	10
Langley									
May 2015	27	0	0	1	56	12	n/a	n/a	96
May 2014	22	0	0	0	26	161	n/a	n/a	209
Maple Ridge / Pitt Meadows									
May 2015	30	0	0	0	16	10	n/a	n/a	56
May 2014	28	0	0	0	28	3	n/a	n/a	59
New Westminster									
May 2015	6	0	0	0	6	3	n/a	n/a	15
May 2014	3	2	0	0	19	47	n/a	n/a	71
North Vancouver									
May 2015	8	0	0	0	16	46	n/a	n/a	70
May 2014	10	0	1	0	1	4	n/a	n/a	16
Richmond									
May 2015	38	3	0	0	34	135	n/a	n/a	210
May 2014	29	0	0	0	24	60	n/a	n/a	113
Surrey									
May 2015	83	0	0	0	106	91	n/a	n/a	280
May 2014	78	1	2	0	110	40	n/a	n/a	231
Tri-Cities									
May 2015	16	0	0	0	1	111	n/a	n/a	128
May 2014	10	2	0	0	34	23	n/a	n/a	69
University Endowment Lands									
May 2015	0	0	0	0	0	4	n/a	n/a	4
May 2014	0	0	0	0	0	5	n/a	n/a	5
Vancouver City									
May 2015	58	11	0	0	12	8	n/a	n/a	89
May 2014	64	10	0	0	4	170	n/a	n/a	248
West Vancouver									
May 2015	17	0	0	0	0	0	n/a	n/a	17
May 2014	9	0	0	0	0	2	n/a	n/a	11
White Rock									
May 2015	8	0	0	0	3	1	n/a	n/a	12
May 2014	3	0	0	0	2	5	n/a	n/a	10
First Nations									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2015	330	32	0	1	294	729	n/a	n/a	1,386
May 2014	290	29	3	0	276	568	n/a	n/a	1,166

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Anmore	3	4	0	0	0	0	0	0	3	4	-25.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	2	0	0	0	0	1	27	2	29	-93.1
Burnaby - Lougheed Mall	2	0	0	0	0	0	2	0	4	0	n/a
Burnaby - South & East	0	2	0	0	0	0	0	1	0	3	-100.0
Burnaby - Central Park	2	2	0	0	0	0	1	1	3	3	0.0
Burnaby - Remainder	16	11	10	8	0	0	13	285	39	304	-87.2
Burnaby Total	21	17	10	8	0	0	17	314	48	339	-85.8
Coquitlam	13	41	0	6	0	0	11	257	24	304	-92.1
Delta - Tsawwassen	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - Ladner	1	1	0	0	0	0	0	0	1	1	0.0
Delta - North	4	6	0	0	0	8	4	6	8	20	-60.0
Delta	5	9	0	0	0	8	4	6	9	23	-60.9
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	18	23	0	4	36	10	7	10	61	47	29.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	29	26	0	4	0	0	0	0	29	30	-3.3
New Westminster	6	2	0	2	0	0	0	0	6	4	50.0
North Vancouver City	6	4	0	0	0	8	190	4	196	16	**
North Vancouver DM	13	6	0	0	0	0	0	3	13	9	44.4
Pitt Meadows	1	2	0	0	0	0	0	0	1	2	-50.0
Port Coquitlam	7	0	0	0	0	0	31	0	38	0	n/a
Port Moody	1	0	0	0	14	0	0	0	15	0	n/a
Richmond	39	22	0	0	14	0	144	269	197	291	-32.3
Surrey - South	33	19	0	2	25	41	13	3	71	65	9.2
Surrey - Cloverdale	16	15	0	0	0	11	8	4	24	30	-20.0
Surrey - North	46	46	2	0	0	81	17	85	65	212	-69.3
Surrey - Guildford	2	0	0	0	31	10	1	0	34	10	**
Surrey - Whalley	18	12	0	0	0	0	5	8	23	20	15.0
Surrey Total	115	92	2	2	56	143	44	100	217	337	-35.6
University Endowment Lands	0	3	0	0	0	0	0	0	0	3	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	270	0	270	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	49	1	49	-98.0
Vancouver - Kerrisdale	5	1	0	0	0	0	0	0	5	1	**
Vancouver - Marpole	3	1	2	0	0	0	2	1	7	2	**
Vancouver - Eastside	66	74	10	4	0	0	36	32	112	110	1.8
Vancouver - Mt. Pleasant	0	0	8	0	0	0	74	0	82	0	n/a
Vancouver - Strath/Grand	1	0	0	0	0	0	38	0	39	0	n/a
Vancouver - Westside	32	27	0	0	0	19	47	38	79	84	-6.0
Vancouver Total	108	103	20	4	0	19	467	120	595	246	141.9
West Vancouver	9	8	0	0	0	0	8	0	17	8	112.5
White Rock	6	10	2	0	0	0	4	5	12	15	-20.0
First Nations	0	15	0	0	0	0	0	0	0	15	-100.0
Vancouver CMA	400	388	34	30	120	188	927	1,088	1,481	1,694	-12.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	8	9	0	0	0	0	0	0	8	9	-11.1
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	3	2	0	0	0	0	0	0	3	2	50.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	25	24	2	0	21	0	48	27	96	51	88.2
Burnaby - Lougheed Mall	3	0	0	0	0	0	3	0	6	0	n/a
Burnaby - South & East	7	13	6	10	0	42	6	2	19	67	-71.6
Burnaby - Central Park	13	14	2	2	0	0	174	70	189	86	119.8
Burnaby - Remainder	61	63	28	22	0	69	53	337	142	491	-71.1
Burnaby Total	109	114	38	34	21	111	284	436	452	695	-35.0
Coquitlam	96	129	40	28	30	3	80	885	246	1,045	-76.5
Delta - Tsawwassen	14	9	0	0	0	0	20	3	34	12	183.3
Delta - Ladner	7	14	0	0	15	0	2	5	24	19	26.3
Delta - North	23	31	0	12	0	20	22	27	45	90	-50.0
Delta	44	54	0	12	15	20	44	35	103	121	-14.9
Langley City	4	4	0	0	0	33	0	0	4	37	-89.2
Langley District	103	78	4	8	203	194	214	205	524	485	8.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	176	82	10	6	64	23	47	81	297	192	54.7
New Westminster	11	20	0	2	0	42	0	226	11	290	-96.2
North Vancouver City	14	15	4	4	0	13	492	348	510	380	34.2
North Vancouver DM	53	36	0	0	32	0	99	130	184	166	10.8
Pitt Meadows	9	4	2	4	36	0	0	64	47	72	-34.7
Port Coquitlam	12	11	0	0	42	48	95	4	149	63	136.5
Port Moody	5	2	0	2	14	0	0	0	19	4	**
Richmond	165	125	12	12	56	43	599	626	832	806	3.2
Surrey - South	124	94	14	14	128	102	32	55	298	265	12.5
Surrey - Cloverdale	43	84	4	6	30	127	17	17	94	234	-59.8
Surrey - North	169	190	4	6	100	235	151	168	424	599	-29.2
Surrey - Guildford	8	3	0	0	31	10	5	2	44	15	193.3
Surrey - Whalley	47	44	0	0	0	0	1,108	87	1,155	131	**
Surrey Total	391	415	22	26	289	474	1,313	329	2,015	1,244	62.0
University Endowment Lands	3	8	0	0	11	0	235	94	249	102	144.1
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	430	89	430	89	**
Vancouver - Kitsilano	2	3	0	2	0	0	2	55	4	60	-93.3
Vancouver - False Creek	0	0	0	0	0	0	0	80	0	80	-100.0
Vancouver - Granville/Oak	3	3	0	2	0	0	17	58	20	63	-68.3
Vancouver - Kerrisdale	21	13	0	0	0	0	3	42	24	55	-56.4
Vancouver - Marpole	17	17	4	6	0	0	6	3	27	26	3.8
Vancouver - Eastside	294	258	54	22	18	0	635	493	1,001	773	29.5
Vancouver - Mt. Pleasant	0	0	22	4	0	0	115	93	137	97	41.2
Vancouver - Strath/Grand	7	3	8	2	5	5	133	137	153	147	4.1
Vancouver - Westside	148	117	4	0	0	19	66	199	218	335	-34.9
Vancouver Total	492	414	92	38	23	24	1,407	1,249	2,014	1,725	16.8
West Vancouver	52	34	2	0	0	0	8	0	62	34	82.4
White Rock	22	27	4	0	0	0	12	25	38	52	-26.9
First Nations	0	15	0	0	0	0	0	0	0	15	-100.0
Vancouver CMA	1,772	1,600	230	176	836	1,028	4,929	4,737	7,767	7,541	3.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	27	1	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	0	0	0	0	0	0	0	1
Burnaby - Central Park	0	0	0	0	0	0	1	1
Burnaby - Remainder	0	0	0	0	0	280	13	5
Burnaby Total	0	0	0	0	0	307	17	7
Coquitlam	0	0	0	0	0	237	11	20
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	8	0	0	0	0	4	6
Delta	0	8	0	0	0	0	4	6
Langley City	0	0	0	0	0	0	0	0
Langley District	36	10	0	0	0	0	7	10
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	8	0	0	60	0	130	4
North Vancouver DM	0	0	0	0	0	0	0	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	28	0	3	0
Port Moody	14	0	0	0	0	0	0	0
Richmond	14	0	0	0	136	265	8	4
Surrey - South	25	41	0	0	0	0	13	3
Surrey - Cloverdale	0	11	0	0	0	0	8	4
Surrey - North	0	81	0	0	0	65	17	20
Surrey - Guildford	31	10	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	0	5	8
Surrey Total	56	143	0	0	0	65	44	35
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	270	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	49	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	2	1
Vancouver - Eastside	0	0	0	0	0	0	36	32
Vancouver - Mt. Pleasant	0	0	0	0	74	0	0	0
Vancouver - Strath/Grand	0	0	0	0	38	0	0	0
Vancouver - Westside	0	19	0	0	37	30	10	8
Vancouver Total	0	19	0	0	149	79	318	41
West Vancouver	0	0	0	0	8	0	0	0
White Rock	0	0	0	0	0	0	4	5
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	120	188	0	0	381	953	546	135

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	21	0	0	0	32	27	16	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	0
Burnaby - South & East	0	42	0	0	0	0	6	2
Burnaby - Central Park	0	0	0	0	165	66	9	4
Burnaby - Remainder	0	69	0	0	0	326	53	11
Burnaby Total	21	111	0	0	197	419	87	17
Coquitlam	30	3	0	0	0	816	80	69
Delta - Tsawwassen	0	0	0	0	19	0	1	3
Delta - Ladner	15	0	0	0	0	0	2	5
Delta - North	0	20	0	0	0	0	22	27
Delta	15	20	0	0	19	0	25	35
Langley City	0	33	0	0	0	0	0	0
Langley District	203	194	0	0	74	176	140	29
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	64	23	0	0	47	81	0	0
New Westminster	0	42	0	0	0	226	0	0
North Vancouver City	0	13	0	0	362	165	130	183
North Vancouver DM	32	0	0	0	0	111	99	19
Pitt Meadows	36	0	0	0	0	64	0	0
Port Coquitlam	42	48	0	0	92	0	3	4
Port Moody	14	0	0	0	0	0	0	0
Richmond	56	43	0	0	567	447	32	179
Surrey - South	128	102	0	0	0	42	32	13
Surrey - Cloverdale	30	127	0	0	0	0	17	17
Surrey - North	100	235	0	0	56	65	95	103
Surrey - Guildford	31	10	0	0	0	0	5	2
Surrey - Whalley	0	0	0	0	1,077	56	31	31
Surrey Total	289	474	0	0	1,133	163	180	166
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	160	0	270	89
Vancouver - Kitsilano	0	0	0	0	2	55	0	0
Vancouver - False Creek	0	0	0	0	0	80	0	0
Vancouver - Granville/Oak	0	0	0	0	17	56	0	2
Vancouver - Kerrisdale	0	0	0	0	0	39	3	3
Vancouver - Marpole	0	0	0	0	0	0	6	3
Vancouver - Eastside	18	0	0	0	433	377	202	116
Vancouver - Mt. Pleasant	0	0	0	0	115	93	0	0
Vancouver - Strath/Grand	5	5	0	0	89	137	44	0
Vancouver - Westside	0	19	0	0	40	98	26	101
Vancouver Total	23	24	0	0	856	935	551	314
West Vancouver	0	0	0	0	8	0	0	0
White Rock	0	0	0	0	0	10	12	15
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	836	1,028	0	0	3,590	3,613	1,339	1,124

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Anmore	3	4	0	0	0	0	3	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	2	0	27	1	0	2	29
Burnaby - Lougheed Mall	2	0	0	0	2	0	4	0
Burnaby - South & East	0	2	0	0	0	1	0	3
Burnaby - Central Park	2	2	0	0	1	1	3	3
Burnaby - Remainder	26	19	0	280	13	5	39	304
Burnaby Total	31	25	0	307	17	7	48	339
Coquitlam	12	40	0	243	12	21	24	304
Delta - Tsawwassen	0	2	0	0	0	0	0	2
Delta - Ladner	1	1	0	0	0	0	1	1
Delta - North	4	6	0	8	4	6	8	20
Delta	5	9	0	8	4	6	9	23
Langley City	0	1	0	0	0	0	0	1
Langley District	14	25	39	10	8	12	61	47
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	29	30	0	0	0	0	29	30
New Westminster	6	4	0	0	0	0	6	4
North Vancouver City	5	4	60	8	131	4	196	16
North Vancouver DM	13	6	0	0	0	3	13	9
Pitt Meadows	1	2	0	0	0	0	1	2
Port Coquitlam	7	0	28	0	3	0	38	0
Port Moody	1	0	14	0	0	0	15	0
Richmond	39	22	150	265	8	4	197	291
Surrey - South	33	20	25	41	13	4	71	65
Surrey - Cloverdale	14	10	0	11	10	9	24	30
Surrey - North	39	44	7	146	19	22	65	212
Surrey - Guildford	2	0	31	10	1	0	34	10
Surrey - Whalley	18	12	0	0	5	8	23	20
Surrey Total	106	86	63	208	48	43	217	337
University Endowment Lands	0	3	0	0	0	0	0	3
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	270	0	270	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	49	1	0	1	49
Vancouver - Kerrisdale	5	1	0	0	0	0	5	1
Vancouver - Marpole	5	1	0	0	2	1	7	2
Vancouver - Eastside	52	43	0	0	60	67	112	110
Vancouver - Mt. Pleasant	8	0	74	0	0	0	82	0
Vancouver - Strath/Grand	0	0	38	0	1	0	39	0
Vancouver - Westside	31	24	37	49	11	11	79	84
Vancouver Total	101	69	149	98	345	79	595	246
West Vancouver	7	8	10	0	0	0	17	8
White Rock	8	7	0	0	4	8	12	15
First Nations	0	15	0	0	0	0	0	15
Vancouver CMA	388	360	513	1,147	580	187	1,481	1,694

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	7	8	0	0	1	1	8	9
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	3	2	0	0	0	0	3	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	27	24	53	27	16	0	96	51
Burnaby - Lougheed Mall	3	0	0	0	3	0	6	0
Burnaby - South & East	13	21	0	44	6	2	19	67
Burnaby - Central Park	15	16	165	66	9	4	189	86
Burnaby - Remainder	89	85	0	395	53	11	142	491
Burnaby Total	147	146	218	532	87	17	452	695
Coquitlam	95	128	68	847	83	70	246	1,045
Delta - Tsawwassen	14	9	19	0	1	3	34	12
Delta - Ladner	7	13	15	0	2	6	24	19
Delta - North	23	31	0	32	22	27	45	90
Delta	44	53	34	32	25	36	103	121
Langley City	4	4	0	33	0	0	4	37
Langley District	98	76	279	373	147	36	524	485
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	173	87	121	104	3	1	297	192
New Westminster	11	22	0	268	0	0	11	290
North Vancouver City	16	19	362	178	132	183	510	380
North Vancouver DM	53	36	32	111	99	19	184	166
Pitt Meadows	11	8	36	64	0	0	47	72
Port Coquitlam	12	11	134	48	3	4	149	63
Port Moody	5	4	14	0	0	0	19	4
Richmond	157	125	639	500	36	181	832	806
Surrey - South	124	86	142	164	32	15	298	265
Surrey - Cloverdale	44	61	30	131	20	42	94	234
Surrey - North	154	186	171	302	99	111	424	599
Surrey - Guildford	8	3	31	10	5	2	44	15
Surrey - Whalley	47	44	1,077	56	31	31	1,155	131
Surrey Total	377	380	1,451	663	187	201	2,015	1,244
University Endowment Lands	3	8	246	0	0	94	249	102
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	160	0	270	89	430	89
Vancouver - Kitsilano	2	5	2	55	0	0	4	60
Vancouver - False Creek	0	0	0	80	0	0	0	80
Vancouver - Granville/Oak	1	4	17	56	2	3	20	63
Vancouver - Kerrisdale	15	11	0	39	9	5	24	55
Vancouver - Marpole	21	21	0	0	6	5	27	26
Vancouver - Eastside	217	176	453	377	331	220	1,001	773
Vancouver - Mt. Pleasant	22	4	115	93	0	0	137	97
Vancouver - Strath/Grand	14	106	94	40	45	1	153	147
Vancouver - Westside	128	95	42	117	48	123	218	335
Vancouver Total	420	422	883	857	711	446	2,014	1,725
West Vancouver	50	34	12	0	0	0	62	34
White Rock	26	22	0	10	12	20	38	52
First Nations	0	15	0	0	0	0	0	15
Vancouver CMA	1,712	1,612	4,529	4,620	1,526	1,309	7,767	7,541

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Anmore	3	7	0	0	0	0	0	0	3	7	-57.1
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	2	0	0	0	0	0	0	2	2	0.0
Burnaby - Mountain	0	0	0	0	0	0	95	0	95	0	n/a
Burnaby - North	3	6	0	0	0	0	240	0	243	6	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	1	1	10	4	0	6	1	0	12	11	9.1
Burnaby - Central Park	4	4	2	0	0	22	60	0	66	26	153.8
Burnaby - Remainder	10	10	10	4	0	0	78	0	98	14	**
Burnaby Total	19	21	22	8	0	28	475	0	516	57	**
Coquitlam	17	10	0	10	0	15	77	3	94	38	147.4
Delta - Tsawwassen	7	1	0	0	0	0	1	1	8	2	**
Delta - Ladner	4	1	0	0	0	0	0	0	4	1	**
Delta - North	7	3	0	0	8	0	7	3	22	6	**
Delta	18	5	0	0	8	0	8	4	34	9	**
Langley City	2	0	0	0	0	8	0	0	2	8	-75.0
Langley District	23	22	0	0	44	18	13	176	80	216	-63.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	23	21	0	0	12	17	75	0	110	38	189.5
New Westminster	8	1	0	0	33	5	0	0	41	6	**
North Vancouver City	6	4	0	0	0	0	2	2	8	6	33.3
North Vancouver DM	3	5	0	0	17	0	2	1	22	6	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	3	0	0	0	6	0	1	0	10	0	n/a
Port Moody	2	3	0	0	0	0	0	0	2	3	-33.3
Richmond	27	27	12	6	20	50	280	78	339	161	110.6
Surrey - South	24	14	2	0	19	13	4	3	49	30	63.3
Surrey - Cloverdale	11	10	2	4	8	19	4	2	25	35	-28.6
Surrey - North	34	34	0	2	34	32	90	10	158	78	102.6
Surrey - Guildford	3	2	0	0	0	0	2	0	5	2	150.0
Surrey - Whalley	8	2	0	0	0	0	3	2	11	4	175.0
Surrey Total	80	62	4	6	61	64	103	17	248	149	66.4
University Endowment Lands	0	0	0	0	0	0	94	0	94	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	214	0	214	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	1	0	0	0	0	0	0	13	1	13	-92.3
Vancouver - Granville/Oak	0	1	2	0	0	0	0	0	2	1	100.0
Vancouver - Kerrisdale	3	2	0	0	0	0	0	0	3	2	50.0
Vancouver - Marpole	2	0	0	4	0	0	0	0	2	4	-50.0
Vancouver - Eastside	53	53	6	4	8	0	28	65	95	122	-22.1
Vancouver - Mt. Pleasant	0	0	0	4	0	3	0	29	0	36	-100.0
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	18	10	0	0	0	0	13	1	31	11	181.8
Vancouver Total	77	66	8	14	8	3	41	322	134	405	-66.9
West Vancouver	22	9	0	0	0	0	0	9	22	18	22.2
White Rock	10	9	0	0	0	4	8	3	18	16	12.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	345	274	46	44	209	212	1,179	615	1,779	1,145	55.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	6	12	0	0	0	0	0	0	6	12	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	10	4	0	0	17	0	0	0	27	4	**
Burnaby - Mountain	0	2	0	0	0	0	95	0	95	2	**
Burnaby - North	29	53	4	8	0	0	249	18	282	79	**
Burnaby - Lougheed Mall	2	0	0	0	0	0	2	0	4	0	n/a
Burnaby - South & East	9	27	18	26	42	6	4	71	73	130	-43.8
Burnaby - Central Park	17	14	4	14	4	22	299	0	324	50	**
Burnaby - Remainder	66	86	30	36	37	0	143	122	276	244	13.1
Burnaby Total	123	182	56	84	83	28	792	211	1,054	505	108.7
Coquitlam	115	80	18	40	60	23	320	291	513	434	18.2
Delta - Tsawwassen	13	9	0	0	0	0	1	2	14	11	27.3
Delta - Ladner	7	19	0	0	0	0	2	13	9	32	-71.9
Delta - North	31	14	0	22	27	0	27	13	85	49	73.5
Delta	51	42	0	22	27	0	30	28	108	92	17.4
Langley City	6	1	0	0	0	14	0	0	6	15	-60.0
Langley District	87	93	0	0	208	98	107	276	402	467	-13.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	79	67	20	0	106	44	97	0	302	111	172.1
New Westminster	26	20	4	2	45	40	0	193	75	255	-70.6
North Vancouver City	11	20	4	2	12	4	122	214	149	240	-37.9
North Vancouver DM	51	29	0	0	17	0	101	13	169	42	**
Pitt Meadows	6	1	0	0	4	8	64	0	74	9	**
Port Coquitlam	8	20	0	2	48	40	67	164	123	226	-45.6
Port Moody	3	5	0	0	0	0	0	0	3	5	-40.0
Richmond	106	137	20	6	41	90	468	641	635	874	-27.3
Surrey - South	90	76	20	8	82	121	89	224	281	429	-34.5
Surrey - Cloverdale	29	33	2	8	107	94	10	10	148	145	2.1
Surrey - North	167	152	2	2	165	166	156	44	490	364	34.6
Surrey - Guildford	5	5	0	0	21	22	3	50	29	77	-62.3
Surrey - Whalley	37	31	0	0	4	0	353	10	394	41	**
Surrey Total	328	297	24	18	379	403	611	338	1,342	1,056	27.1
University Endowment Lands	1	0	0	0	0	7	94	232	95	239	-60.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	81	865	81	865	-90.6
Vancouver - Kitsilano	3	5	4	8	0	0	1	122	8	135	-94.1
Vancouver - False Creek	1	1	0	0	0	0	189	70	190	71	167.6
Vancouver - Granville/Oak	4	6	6	4	0	4	4	0	14	14	0.0
Vancouver - Kerrisdale	17	29	0	0	0	0	31	3	48	32	50.0
Vancouver - Marpole	23	33	4	8	0	0	96	5	123	46	167.4
Vancouver - Eastside	245	239	42	16	8	6	119	189	414	450	-8.0
Vancouver - Mt. Pleasant	1	1	8	32	0	3	23	32	32	68	-52.9
Vancouver - Strath/Grand	2	7	6	10	0	6	12	1	20	24	-16.7
Vancouver - Westside	96	185	0	0	0	0	23	36	119	221	-46.2
Vancouver Total	392	506	70	78	8	19	579	1,323	1,049	1,926	-45.5
West Vancouver	60	30	2	0	0	0	0	156	62	186	-66.7
White Rock	31	20	0	0	0	7	23	11	54	38	42.1
First Nations	8	0	0	0	0	0	0	0	8	0	n/a
Vancouver CMA	1,508	1,566	218	254	1,055	825	3,475	4,091	6,256	6,736	-7.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	95	0	0	0
Burnaby - North	0	0	0	0	239	0	1	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	6	0	0	0	0	1	0
Burnaby - Central Park	0	22	0	0	57	0	3	0
Burnaby - Remainder	0	0	0	0	73	0	5	0
Burnaby Total	0	28	0	0	464	0	11	0
Coquitlam	0	15	0	0	71	0	6	3
Delta - Tsawwassen	0	0	0	0	0	0	1	1
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	8	0	0	0	0	0	7	3
Delta	8	0	0	0	0	0	8	4
Langley City	0	8	0	0	0	0	0	0
Langley District	44	18	0	0	0	165	13	11
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	17	0	0	0	0	75	0
New Westminster	33	5	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	2	2
North Vancouver DM	17	0	0	0	0	0	2	1
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	6	0	0	0	0	0	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	20	50	0	0	126	66	154	12
Surrey - South	19	13	0	0	0	0	4	3
Surrey - Cloverdale	8	19	0	0	0	0	4	2
Surrey - North	34	32	0	0	65	0	25	10
Surrey - Guildford	0	0	0	0	0	0	2	0
Surrey - Whalley	0	0	0	0	0	0	3	2
Surrey Total	61	64	0	0	65	0	38	17
University Endowment Lands	0	0	0	0	0	0	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	214	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	13	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	8	0	0	0	0	0	28	65
Vancouver - Mt. Pleasant	0	3	0	0	0	29	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	13	1
Vancouver Total	8	3	0	0	0	256	41	66
West Vancouver	0	0	0	0	0	9	0	0
White Rock	0	4	0	0	0	0	8	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	209	212	0	0	726	496	453	119

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	17	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	95	0	0	0
Burnaby - North	0	0	0	0	239	18	10	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	6	0	0	0	71	4	0
Burnaby - Central Park	4	22	0	0	293	0	6	0
Burnaby - Remainder	37	0	0	0	118	122	25	0
Burnaby Total	83	28	0	0	745	211	47	0
Coquitlam	60	23	0	0	252	250	68	41
Delta - Tsawwassen	0	0	0	0	0	0	1	2
Delta - Ladner	0	0	0	0	0	13	2	0
Delta - North	27	0	0	0	0	0	27	13
Delta	27	0	0	0	0	13	30	15
Langley City	0	14	0	0	0	0	0	0
Langley District	208	98	0	0	65	231	42	45
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	106	44	0	0	22	0	75	0
New Westminster	45	40	0	0	0	193	0	0
North Vancouver City	12	4	0	0	0	206	122	8
North Vancouver DM	17	0	0	0	74	0	27	13
Pitt Meadows	4	8	0	0	64	0	0	0
Port Coquitlam	48	40	0	0	66	94	1	70
Port Moody	0	0	0	0	0	0	0	0
Richmond	41	90	0	0	292	553	176	88
Surrey - South	82	121	0	0	75	218	14	6
Surrey - Cloverdale	107	94	0	0	0	0	10	10
Surrey - North	165	166	0	0	65	0	91	44
Surrey - Guildford	21	22	0	0	0	49	3	1
Surrey - Whalley	4	0	0	0	334	0	19	10
Surrey Total	379	403	0	0	474	267	137	71
University Endowment Lands	0	7	0	0	0	232	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	81	724	0	141
Vancouver - Kitsilano	0	0	0	0	0	100	1	22
Vancouver - False Creek	0	0	0	0	189	70	0	0
Vancouver - Granville/Oak	0	4	0	0	3	0	1	0
Vancouver - Kerrisdale	0	0	0	0	27	0	4	3
Vancouver - Marpole	0	0	0	0	92	0	4	5
Vancouver - Eastside	8	6	0	0	14	15	105	174
Vancouver - Mt. Pleasant	0	3	0	0	23	32	0	0
Vancouver - Strath/Grand	0	6	0	0	12	0	0	1
Vancouver - Westside	0	0	0	0	0	3	23	33
Vancouver Total	8	19	0	0	441	944	138	379
West Vancouver	0	0	0	0	0	15	0	141
White Rock	0	7	0	0	0	0	23	11
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,055	825	0	0	2,495	3,209	980	882

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Anmore	3	6	0	0	0	1	3	7
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	2	0	0	0	0	2	2
Burnaby - Mountain	0	0	95	0	0	0	95	0
Burnaby - North	3	6	239	0	1	0	243	6
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	11	5	0	6	1	0	12	11
Burnaby - Central Park	6	4	57	22	3	0	66	26
Burnaby - Remainder	20	14	73	0	5	0	98	14
Burnaby Total	41	29	464	28	11	0	516	57
Coquitlam	12	9	75	23	7	6	94	38
Delta - Tsawwassen	7	1	0	0	1	1	8	2
Delta - Ladner	4	1	0	0	0	0	4	1
Delta - North	7	3	8	0	7	3	22	6
Delta	18	5	8	0	8	4	34	9
Langley City	2	0	0	8	0	0	2	8
Langley District	23	20	44	183	13	13	80	216
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	21	12	17	75	0	110	38
New Westminster	8	1	33	5	0	0	41	6
North Vancouver City	3	4	0	0	5	2	8	6
North Vancouver DM	3	5	17	0	2	1	22	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	2	0	6	0	2	0	10	0
Port Moody	2	3	0	0	0	0	2	3
Richmond	31	26	154	123	154	12	339	161
Surrey - South	24	14	21	13	4	3	49	30
Surrey - Cloverdale	11	10	10	23	4	2	25	35
Surrey - North	34	33	99	32	25	13	158	78
Surrey - Guildford	3	2	0	0	2	0	5	2
Surrey - Whalley	8	2	0	0	3	2	11	4
Surrey Total	80	61	130	68	38	20	248	149
University Endowment Lands	0	0	0	0	94	0	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	214	0	0	0	214
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	1	0	0	13	0	0	1	13
Vancouver - Granville/Oak	2	0	0	0	0	1	2	1
Vancouver - Kerrisdale	3	2	0	0	0	0	3	2
Vancouver - Marpole	2	4	0	0	0	0	2	4
Vancouver - Eastside	37	38	10	0	48	84	95	122
Vancouver - Mt. Pleasant	0	4	0	32	0	0	0	36
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	15	7	0	0	16	4	31	11
Vancouver Total	60	57	10	259	64	89	134	405
West Vancouver	22	9	0	9	0	0	22	18
White Rock	10	8	0	4	8	4	18	16
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	345	266	953	727	481	152	1,779	1,145

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
May 2015	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
May 2014	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2015	0	0.0	2	25.0	0	0.0	3	37.5	3	37.5	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	1,156,500	1,624,384
Belcarra													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2014	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2015	2	22.2	1	11.1	2	22.2	2	22.2	2	22.2	9	--	--
Year-to-date 2014	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Burnaby													
May 2015	0	0.0	0	0.0	2	9.1	13	59.1	7	31.8	22	1,385,000	1,467,487
May 2014	0	0.0	0	0.0	2	10.0	14	70.0	4	20.0	20	1,295,000	1,332,744
Year-to-date 2015	0	0.0	0	0.0	11	7.5	83	56.5	53	36.1	147	1,400,000	1,455,173
Year-to-date 2014	0	0.0	2	1.0	31	16.1	120	62.2	40	20.7	193	1,249,000	1,288,066
Coquitlam													
May 2015	0	0.0	0	0.0	1	8.3	7	58.3	4	33.3	12	1,310,000	1,396,682
May 2014	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	--	--
Year-to-date 2015	0	0.0	2	1.5	77	58.8	38	29.0	14	10.7	131	965,000	1,062,964
Year-to-date 2014	0	0.0	8	11.6	39	56.5	21	30.4	1	1.4	69	888,000	962,980
Delta													
May 2015	0	0.0	0	0.0	10	83.3	2	16.7	0	0.0	12	897,000	967,627
May 2014	0	0.0	1	12.5	3	37.5	4	50.0	0	0.0	8	--	--
Year-to-date 2015	0	0.0	1	1.9	31	59.6	19	36.5	1	1.9	52	915,000	1,051,518
Year-to-date 2014	1	2.8	4	11.1	16	44.4	12	33.3	3	8.3	36	935,833	1,032,600
Langley City													
May 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	2	28.6	5	71.4	0	0.0	0	0.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Langley District													
May 2015	1	4.0	5	20.0	12	48.0	4	16.0	3	12.0	25	800,000	1,095,691
May 2014	3	13.6	6	27.3	5	22.7	4	18.2	4	18.2	22	856,042	1,011,959
Year-to-date 2015	8	8.2	40	41.2	24	24.7	11	11.3	14	14.4	97	756,190	993,071
Year-to-date 2014	13	13.4	39	40.2	27	27.8	9	9.3	9	9.3	97	709,523	869,988

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Maple Ridge													
May 2015	16	53.3	11	36.7	3	10.0	0	0.0	0	0.0	30	599,000	593,760
May 2014	16	57.1	10	35.7	1	3.6	1	3.6	0	0.0	28	577,400	613,548
Year-to-date 2015	52	46.4	48	42.9	8	7.1	4	3.6	0	0.0	112	608,950	622,606
Year-to-date 2014	46	56.1	27	32.9	5	6.1	4	4.9	0	0.0	82	587,950	625,758
New Westminster													
May 2015	0	0.0	5	83.3	0	0.0	1	16.7	0	0.0	6	–	–
May 2014	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	–	–
Year-to-date 2015	1	3.3	12	40.0	12	40.0	5	16.7	0	0.0	30	783,500	809,459
Year-to-date 2014	0	0.0	7	50.0	2	14.3	5	35.7	0	0.0	14	785,000	903,385
North Vancouver City													
May 2015	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	–	–
May 2014	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	–	–
Year-to-date 2015	0	0.0	0	0.0	0	0.0	9	60.0	6	40.0	15	1,419,000	1,526,867
Year-to-date 2014	0	0.0	0	0.0	1	3.6	9	32.1	18	64.3	28	1,549,556	1,558,673
North Vancouver DM													
May 2015	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	–	–
May 2014	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	–	–
Year-to-date 2015	0	0.0	0	0.0	0	0.0	15	23.8	48	76.2	63	1,966,667	2,017,760
Year-to-date 2014	1	2.9	0	0.0	0	0.0	9	25.7	25	71.4	35	1,800,000	1,785,830
Pitt Meadows													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	–	–
Year-to-date 2014	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	–	–
Port Coquitlam													
May 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	–	–
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	2	25.0	0	0.0	6	75.0	0	0.0	0	0.0	8	–	–
Year-to-date 2014	1	4.2	6	25.0	17	70.8	0	0.0	0	0.0	24	786,450	800,297
Port Moody													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	–	–
May 2014	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	–	–
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	–	–
Year-to-date 2014	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	–	–
Richmond													
May 2015	0	0.0	0	0.0	1	2.6	17	44.7	20	52.6	38	1,506,500	1,678,183
May 2014	0	0.0	0	0.0	1	3.4	9	31.0	19	65.5	29	1,630,000	1,775,632
Year-to-date 2015	0	0.0	0	0.0	4	3.0	47	35.6	81	61.4	132	1,624,524	1,774,130
Year-to-date 2014	1	0.6	0	0.0	15	8.8	58	33.9	97	56.7	171	1,560,000	1,632,628

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
May 2015	2	2.4	24	28.9	47	56.6	6	7.2	4	4.8	83	875,000	934,594
May 2014	8	10.3	31	39.7	33	42.3	4	5.1	2	2.6	78	759,000	815,237
Year-to-date 2015	29	7.9	118	32.2	153	41.7	45	12.3	22	6.0	367	813,500	911,020
Year-to-date 2014	30	8.5	143	40.4	135	38.1	31	8.8	15	4.2	354	765,678	840,354
University Endowment Lands													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
May 2015	1	1.7	0	0.0	1	1.7	11	19.0	45	77.6	58	2,155,000	2,524,042
May 2014	0	0.0	0	0.0	0	0.0	28	43.8	36	56.3	64	1,591,000	2,207,249
Year-to-date 2015	2	0.7	1	0.3	1	0.3	49	17.1	234	81.5	287	2,199,000	2,449,797
Year-to-date 2014	0	0.0	4	0.9	9	2.0	123	26.8	323	70.4	459	2,180,000	2,519,153
West Vancouver													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	3,140,000	3,477,882
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	3.3	59	96.7	61	3,200,000	3,446,359
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	3,489,000	4,021,158
White Rock													
May 2015	0	0.0	0	0.0	1	12.5	0	0.0	7	87.5	8	--	--
May 2014	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2015	0	0.0	0	0.0	4	19.0	5	23.8	12	57.1	21	1,750,000	1,975,054
Year-to-date 2014	0	0.0	0	0.0	2	15.4	5	38.5	6	46.2	13	1,495,000	1,622,513
First Nations													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
May 2015	20	6.0	46	13.9	84	25.4	67	20.2	114	34.4	331	1,188,000	1,514,303
May 2014	28	9.7	51	17.6	50	17.2	80	27.6	81	27.9	290	1,142,000	1,398,294
Year-to-date 2015	103	6.6	230	14.7	338	21.7	338	21.7	551	35.3	1,560	1,189,500	1,485,935
Year-to-date 2014	94	5.8	244	14.9	305	18.7	415	25.4	576	35.3	1,634	1,200,000	1,560,366

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2015						
Submarket	May 2015	May 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	--	--	n/a	--	1,624,384	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby	1,467,487	1,332,744	10.1	1,455,173	1,288,066	13.0
Coquitlam	1,396,682	--	n/a	1,062,964	962,980	10.4
Delta	967,627	--	n/a	1,051,518	1,032,600	1.8
Langley City	--	--	n/a	--	--	n/a
Langley District	1,095,691	1,011,959	8.3	993,071	869,988	14.1
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	593,760	613,548	-3.2	622,606	625,758	-0.5
New Westminster	--	--	n/a	809,459	903,385	-10.4
North Vancouver City	--	--	n/a	1,526,867	1,558,673	-2.0
North Vancouver DM	--	--	n/a	2,017,760	1,785,830	13.0
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	800,297	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,678,183	1,775,632	-5.5	1,774,130	1,632,628	8.7
Surrey	934,594	815,237	14.6	911,020	840,354	8.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,524,042	2,207,249	14.4	2,449,797	2,519,153	-2.8
West Vancouver	3,477,882	--	n/a	3,446,359	4,021,158	-14.3
White Rock	--	--	n/a	1,975,054	1,622,513	21.7
First Nations	--	--	n/a	--	--	n/a
Vancouver CMA	1,514,303	1,398,294	8.3	1,485,935	1,560,366	-4.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver May 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,804	31.3	2,704	5,498	4,926	54.9	812,536	8.5	809,125
	February	2,570	41.1	2,743	4,860	4,678	58.6	846,978	11.3	811,647
	March	2,697	13.7	2,292	5,445	4,600	49.8	801,543	5.6	791,405
	April	3,090	15.9	2,651	6,118	4,898	54.1	801,171	8.3	794,341
	May	3,331	13.4	2,715	6,111	4,749	57.2	814,418	5.4	797,818
	June	3,452	29.4	2,902	5,518	4,811	60.3	796,714	4.4	802,749
	July	3,111	4.2	2,749	5,115	4,868	56.5	805,061	6.3	822,430
	August	2,820	10.3	2,992	4,036	4,788	62.5	802,763	2.3	801,927
	September	2,965	17.5	2,969	5,348	4,787	62.0	836,735	6.4	833,455
	October	3,113	15.4	2,999	4,608	4,942	60.7	819,336	5.6	815,917
	November	2,567	7.4	3,022	3,115	4,853	62.3	801,450	3.4	829,610
	December	2,173	9.2	2,957	1,937	4,809	61.5	819,384	4.3	847,661
2015	January	1,948	8.0	3,145	4,887	4,708	66.8	827,558	1.8	826,388
	February	3,108	20.9	3,418	5,566	5,215	65.5	879,069	3.8	843,692
	March	4,132	53.2	3,503	6,168	4,960	70.6	891,652	11.2	872,904
	April	4,254	37.7	3,558	6,041	4,711	75.5	899,178	12.2	891,973
	May	4,145	24.4	3,537	5,768	4,812	73.5	905,701	11.2	887,615
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	7,071	27.0		15,803			820,861	8.4	
	Q1 2015	9,188	29.9		16,621			873,807	6.5	
	YTD 2014	13,492	20.8		28,032			814,761	7.6	
	YTD 2015	17,587	30.4		28,430			887,460	8.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2015

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	96.4	118.7	1,266	6.2	65.0	895
	February	595	3.14	5.24	96.4	119.5	1,270	6.2	65.1	883
	March	581	3.14	4.99	96.3	120.3	1,269	5.9	64.8	879
	April	570	3.14	4.79	96.0	120.7	1,268	5.8	64.6	878
	May	570	3.14	4.79	95.8	121.2	1,273	5.7	64.7	877
	June	570	3.14	4.79	95.7	121.4	1,276	5.7	64.8	878
	July	570	3.14	4.79	95.5	121.2	1,278	5.8	64.8	878
	August	570	3.14	4.79	95.8	121.2	1,275	5.8	64.6	887
	September	570	3.14	4.79	95.8	121.2	1,275	6.0	64.6	894
	October	570	3.14	4.79	96.2	120.6	1,277	6.2	64.8	888
	November	570	3.14	4.79	96.0	120.5	1,283	6.2	65.0	885
	December	570	3.14	4.79	95.9	119.6	1,283	6.0	64.8	890
2015	January	570	3.14	4.79	95.8	119.7	1,284	5.8	64.7	906
	February	567	2.89	4.74	95.8	120.6	1,282	5.9	64.5	913
	March	567	2.89	4.74	95.8	121.5	1,280	6.0	64.4	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.9	928
	May	561	2.89	4.64		122.4	1,273	6.2	63.9	934
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
May 2015

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2015	28	4	0	0	0	0	0	7	39
May 2014	14	0	0	0	0	67	0	4	85
% Change	100.0	n/a	n/a	n/a	n/a	-100.0	n/a	75.0	-54.1
Year-to-date 2015	101	4	0	1	32	67	11	28	244
Year-to-date 2014	72	0	0	0	0	146	6	13	237
% Change	40.3	n/a	n/a	n/a	n/a	-54.1	83.3	115.4	3.0
UNDER CONSTRUCTION									
May 2015	206	4	0	1	89	196	19	49	564
May 2014	134	0	0	0	61	338	13	123	669
% Change	53.7	n/a	n/a	n/a	45.9	-42.0	46.2	-60.2	-15.7
COMPLETIONS									
May 2015	23	0	0	0	6	0	3	0	32
May 2014	11	0	0	0	0	0	0	1	12
% Change	109.1	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	166.7
Year-to-date 2015	71	0	0	0	25	150	9	11	266
Year-to-date 2014	74	0	0	0	6	0	6	143	229
% Change	-4.1	n/a	n/a	n/a	**	n/a	50.0	-92.3	16.2
COMPLETED & NOT ABSORBED									
May 2015	47	0	0	0	40	86	n/a	n/a	173
May 2014	50	0	0	0	65	0	n/a	n/a	115
% Change	-6.0	n/a	n/a	n/a	-38.5	n/a	n/a	n/a	50.4
ABSORBED									
May 2015	14	0	0	0	14	0	n/a	n/a	28
May 2014	12	0	0	0	5	0	n/a	n/a	17
% Change	16.7	n/a	n/a	n/a	180.0	n/a	n/a	n/a	64.7
Year-to-date 2015	72	0	0	0	25	80	n/a	n/a	177
Year-to-date 2014	91	1	0	0	27	10	n/a	n/a	129
% Change	-20.9	-100.0	n/a	n/a	-7.4	**	n/a	n/a	37.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
May 2015	16	0	0	0	0	0	0	7	23
May 2014	7	0	0	0	0	67	0	4	78
Mission DM									
May 2015	12	4	0	0	0	0	0	0	16
May 2014	7	0	0	0	0	0	0	0	7
First Nations									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2015	28	4	0	0	0	0	0	7	39
May 2014	14	0	0	0	0	67	0	4	85
UNDER CONSTRUCTION									
Abbotsford City									
May 2015	120	0	0	1	89	196	7	49	462
May 2014	75	0	0	0	61	296	4	123	559
Mission DM									
May 2015	86	4	0	0	0	0	12	0	102
May 2014	59	0	0	0	0	42	9	0	110
First Nations									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2015	206	4	0	1	89	196	19	49	564
May 2014	134	0	0	0	61	338	13	123	669
COMPLETIONS									
Abbotsford City									
May 2015	3	0	0	0	6	0	2	0	11
May 2014	5	0	0	0	0	0	0	1	6
Mission DM									
May 2015	20	0	0	0	0	0	1	0	21
May 2014	6	0	0	0	0	0	0	0	6
First Nations									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2015	23	0	0	0	6	0	3	0	32
May 2014	11	0	0	0	0	0	0	1	12

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2015	14	0	0	0	40	86	n/a	n/a	140
May 2014	29	0	0	0	65	0	n/a	n/a	94
Mission DM									
May 2015	33	0	0	0	0	0	n/a	n/a	33
May 2014	21	0	0	0	0	0	n/a	n/a	21
First Nations									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2015	47	0	0	0	40	86	n/a	n/a	173
May 2014	50	0	0	0	65	0	n/a	n/a	115
ABSORBED									
Abbotsford City									
May 2015	3	0	0	0	14	0	n/a	n/a	17
May 2014	7	0	0	0	5	0	n/a	n/a	12
Mission DM									
May 2015	11	0	0	0	0	0	n/a	n/a	11
May 2014	5	0	0	0	0	0	n/a	n/a	5
First Nations									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2015	14	0	0	0	14	0	n/a	n/a	28
May 2014	12	0	0	0	5	0	n/a	n/a	17

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Abbotsford City	16	7	0	0	0	0	7	71	23	78	-70.5
Mission DM	12	7	4	0	0	0	0	0	16	7	128.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	28	14	4	0	0	0	7	71	39	85	-54.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	57	38	0	0	32	0	95	159	184	197	-6.6
Mission DM	56	40	4	0	0	0	0	0	60	40	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	113	78	4	0	32	0	95	159	244	237	3.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Abbotsford City	0	0	0	0	0	67	7	4
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	67	7	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	32	0	0	0	67	146	28	13
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	32	0	0	0	67	146	28	13

Table 2.4: Starts by Submarket and by Intended Market
May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Abbotsford City	16	7	0	67	7	4	23	78
Mission DM	16	7	0	0	0	0	16	7
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	32	14	0	67	7	4	39	85

Table 2.5: Starts by Submarket and by Intended Market
January - May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	52	38	100	146	32	13	184	197
Mission DM	53	34	0	0	7	6	60	40
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	105	72	100	146	39	19	244	237

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit: "Ownership, Single" and the accessory suite as one unit: "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Abbotsford City	5	5	0	0	6	0	0	1	11	6	83.3
Mission DM	21	6	0	0	0	0	0	0	21	6	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	26	11	0	0	6	0	0	1	32	12	166.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	36	50	0	0	25	6	161	143	222	199	11.6
Mission DM	44	30	0	0	0	0	0	0	44	30	46.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	80	80	0	0	25	6	161	143	266	229	16.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Abbotsford City	6	0	0	0	0	0	0	1
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	6	0	0	0	0	0	0	1

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	25	6	0	0	150	0	11	143
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	25	6	0	0	150	0	11	143

Table 3.4: Completions by Submarket and by Intended Market
May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Abbotsford City	3	5	6	0	2	1	11	6
Mission DM	20	6	0	0	1	0	21	6
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	23	11	6	0	3	1	32	12

Table 3.5: Completions by Submarket and by Intended Market
January - May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	31	45	175	6	16	148	222	199
Mission DM	40	29	0	0	4	1	44	30
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	71	74	175	6	20	149	266	229

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
May 2015	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
May 2014	0	0.0	1	14.3	4	57.1	0	0.0	2	28.6	7	--	--
Year-to-date 2015	3	7.3	13	31.7	14	34.1	4	9.8	7	17.1	41	579,000	603,065
Year-to-date 2014	1	1.8	9	15.8	29	50.9	5	8.8	13	22.8	57	620,000	644,936
Mission DM													
May 2015	4	36.4	6	54.5	1	9.1	0	0.0	0	0.0	11	465,000	466,964
May 2014	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2015	9	29.0	18	58.1	4	12.9	0	0.0	0	0.0	31	465,900	477,581
Year-to-date 2014	15	44.1	13	38.2	6	17.6	0	0.0	0	0.0	34	457,450	467,028
First Nations													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
May 2015	4	28.6	8	57.1	1	7.1	1	7.1	0	0.0	14	465,450	491,114
May 2014	2	16.7	3	25.0	5	41.7	0	0.0	2	16.7	12	578,500	591,692
Year-to-date 2015	12	16.7	31	43.1	18	25.0	4	5.6	7	9.7	72	538,450	549,037
Year-to-date 2014	16	17.6	22	24.2	35	38.5	5	5.5	13	14.3	91	565,900	578,465

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2015

Submarket	May 2015	May 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	--	--	n/a	603,065	644,936	-6.5
Mission DM	466,964	--	n/a	477,581	467,028	2.3
First Nations	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	491,114	591,692	-17.0	549,037	578,465	-5.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
May 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	729	26.6	1,155	2,376	2,254	51.2	491,415	13.0	512,356
	February	1,044	20.4	1,173	2,351	2,270	51.7	524,435	11.4	516,434
	March	1,195	15.0	1,085	2,524	2,204	49.2	505,698	4.7	506,428
	April	1,396	9.4	1,196	2,877	2,260	52.9	504,550	1.8	495,504
	May	1,546	19.7	1,260	2,903	2,306	54.6	536,186	7.3	520,742
	June	1,598	27.0	1,251	2,677	2,352	53.2	516,798	3.4	503,481
	July	1,526	10.4	1,237	2,377	2,082	59.4	503,722	0.6	501,158
	August	1,231	1.8	1,261	2,156	2,303	54.8	528,939	9.7	526,015
	September	1,344	24.7	1,358	2,529	2,334	58.2	520,477	5.8	520,275
	October	1,376	16.3	1,363	2,124	2,297	59.3	528,118	8.2	530,662
	November	1,053	14.5	1,343	1,507	2,325	57.8	518,977	-0.2	535,115
	December	979	20.1	1,333	995	2,409	55.3	523,874	7.8	535,021
2015	January	802	10.0	1,359	2,327	2,327	58.4	524,068	6.6	544,488
	February	1,262	20.9	1,461	2,348	2,296	63.6	551,811	5.2	544,494
	March	1,738	45.4	1,553	2,793	2,296	67.6	558,457	10.4	553,991
	April	1,928	38.1	1,575	2,921	2,344	67.2	555,793	10.2	548,813
	May	1,884	21.9	1,613	2,715	2,205	73.2	574,557	7.2	554,478
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,968	19.6		7,251			508,781	8.8	
	Q1 2015	3,802	28.1		7,468			548,997	7.9	
	YTD 2014	5,910	17.0		13,031			514,950	6.6	
	YTD 2015	7,614	28.8		13,104			557,042	8.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
May 2015

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	95.0	117.1	89	8.2	67.7	804
	February	595	3.14	5.24	95.0	118.0	88	8.4	67.5	809
	March	581	3.14	4.99	94.9	118.6	88	7.6	67.0	809
	April	570	3.14	4.79	94.6	119.0	90	7.4	67.6	800
	May	570	3.14	4.79	94.4	119.7	89	7.4	67.4	793
	June	570	3.14	4.79	94.3	119.8	88	7.7	66.5	805
	July	570	3.14	4.79	94.2	119.6	86	8.0	65.2	818
	August	570	3.14	4.79	94.4	119.6	85	8.0	64.3	828
	September	570	3.14	4.79	94.4	119.5	85	7.6	63.9	814
	October	570	3.14	4.79	94.7	119.0	86	6.7	64.2	805
	November	570	3.14	4.79	94.5	118.8	86	6.5	63.9	815
	December	570	3.14	4.79	94.5	118.1	86	6.4	64.1	836
2015	January	570	3.14	4.79	94.4	118.0	86	6.2	64.0	846
	February	567	2.89	4.74	94.4	118.9	88	5.9	65.0	850
	March	567	2.89	4.74	94.4	119.8	90	5.9	66.4	854
	April	561	2.89	4.64	94.9	119.6	92	6.0	67.4	867
	May	561	2.89	4.64		120.6	93	5.7	68.1	866
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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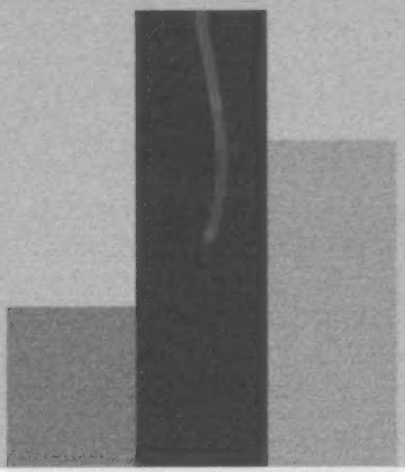

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